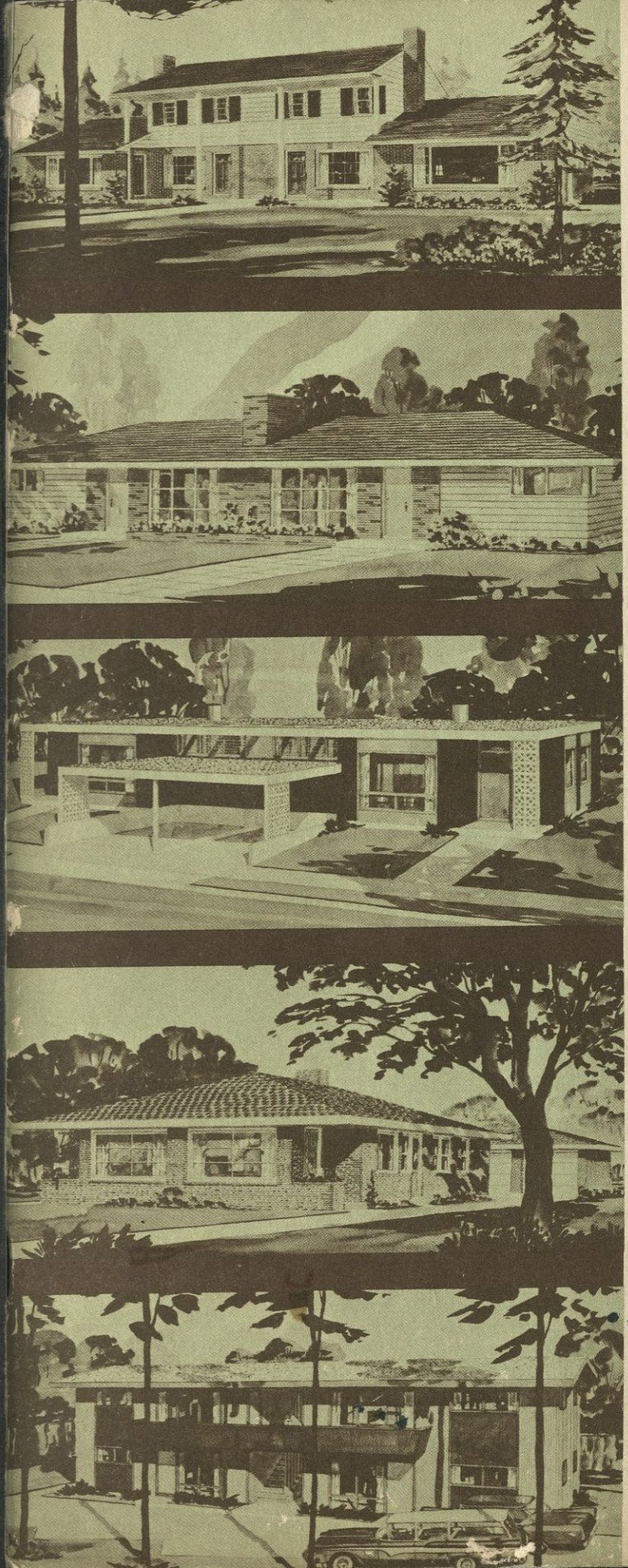

85

EARLE K. McLAIN
349 So. 9TH STREET
HILLSBORO, ORE.

MULTIPLE FAMILY HOMES

EARLE K. McLAIN
349 So. 9TH STREET
HILLSBORO, ORE.

duplexes
three- and four-plexes
single units and courts
ranch and contemporary
split-level, two story
and many others.

HBPS

HOME BUILDING PLAN SERVICE

For Your Information...

In these days of housing shortages and upward population trends, builders and buyers alike are seeking a common goal—comfortable living quarters within economic reach of the average person.

To the ever increasing number of people who have turned to rental housing for the solution to this problem, this book of duplex, triplex and fourplex plans is respectfully dedicated by the designers, Home Building Plan Service.

Investment Possibilities Cited

Basically the multi-family rental unit is a sound investment for both builder and buyer. It can serve solely as such an investment on a property management basis with an attractive return, or perhaps answer the need for a personal residence while helping to defray the costs of ownership.

There are many economic advantages to such units. Taxwise the builder does not have to pay an income tax on a sales profit if he retains the property as his own investment. He can also take full advantage of the double depreciation rate permitted by the government to encourage such construction.

Low Cost Land Utilized

Small multiple dwellings can be erected on land of marginal value, on low cost property unsuitable for single family residential use, or a site near commercial or even industrial developments. Locating such units near a school, for example, is considered ideal because teachers make excellent rental prospects.

Elderly couples or individuals nearing retirement age can look to multiple family rental units as a supplemental source of income. Young families can invest in rental housing as a faster means of establishing an equity for eventual use in purchasing their dream home.

A MESSAGE ABOUT F.H.A. FROM OSCAR PEDERSON

The Federal Housing Administration insured mortgage system provides an excellent vehicle for the adequate financing of rental units. On structures comprising one to four rental units and if the owner occupies one of the apartments, the ratio of loan to value is the same as for a single-family home—that is, the amortization period may extend over thirty years and the amount of the loan is computed as follows:

97% of the first $13,500 of value;
85% of the next $2,500 of value;
70% of that part in excess of $16,000

to a maximum loan of $22,500 for a single family structure; $25,000 in the case of a two-family residence; $27,500 for a three-family residence; and $35,000 in the case of a four-family residence.

Thus it will be observed, that with the low down payment and extended amortization term, income property ownership is within the reach of a high percentage of our population.

The Federal Housing Administration is an insuring agency and does not have funds to disburse on loans but, on the other hand, insures private lending institutions against certain risks. It is possible to secure a commitment through the Federal Housing Administration on your proposal by making application to your local bank, mortgage company, savings & loan institution, or insurance company office prior to the start of construction and thereby securing the advantage of FHA inspections during construction, being advised of FHA valuation of the completed structure, and creating eligibility of the property for high ratio financing.

All persons interested in this type of financing are encouraged to contact the local FHA office for consultation.

NOTE: Federal Law prohibits FHA from approving or endorsing any product, material or equipment; the above information should not be construed as an endorsement or approval by Mr. Pederson or by FHA of this publication or of Home Building Plan Service.

CHECK THESE BUILDING AIDS

Material Lists Save Time

Our itemized material list is considered by many to be as important as the plans. In this list of materials prepared especially for your chosen plan, we not only give the amounts of materials necessary to build the duplex, triplex or fourplex, but we break them down into separate uses such as joists, rafters, etc. Also included are such items as millwork, shingles, flooring, lath and plaster, number of bricks and all the other materials. Even experienced contractors often buy these lists because their own cost of figuring materials would exceed $5.00 and because they realize that our familiarity with the plan will result in a more accurate bill of materials.

Description of Materials for Loan Application

A description of materials to be used in construction will be prepared by HBPS on forms that are suited for use in obtaining an F.H.A. insured loan. These forms are patterned after the minimum property standards required when the building is under Federal Housing Administration supervision. These ready-completed forms will save you time and headaches. They cost only $5.00.

Other Home Plan Books Offered

Designed for particular needs and building sites are these other HBPS plan books: 225 family room homes — conventional, contemporary, streamlined and traditional designs of unusual beauty; 100 split-level and hillside homes — specially designed for sloping lots, unusual sites; new trends in selected homes—260 floor plans — an outstanding collection of all styles and sizes with clever, easy-housekeeping traffic routing and storage space. Order from HBPS at $1.00 a copy or all three for $2.00. Books sent postpaid in U.S., Canada and Alaska; other countries, please add $1.00 per book.

Order Your Proved Multiple Dwelling Plan in These Easy Steps —

1. Write your plan number on the top line of the special order blank in the back of the book. Be sure to give the full number of the plan or the special variation of the basic plan. Each variation is identified by an additional key letter or numeral.
2. Check the index on the facing page for the price of the plan chosen. As you will note, plans in this book range from $50 to $100. Four sets of plans are furnished with each order. Additional sets of plans may be obtained for $10.00 each. Reverse plans cost $10.00 extra. They may be used in combination with other plans to achieve court effects for fourplex and larger units. Plans allow builder to attach units at proper common wall to make possible many combinations of multiple dwelling structures.
3. Indicate the additional special services you will need: Material list, specifications list or extra blueprint sets. Enclose order blank along with check or money order and mail to Home Building Plan Service, 2454 N. E. Sandy Blvd., Portland 12, Oregon. Your building plans will be rushed to you immediately postpaid.

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HOME BUILDING PLAN SERVICE

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INDEX FOR "MULTIPLE FAMILY HOMES" PLAN BOOK

THE FOLLOWING PLANS ARE PRICED AT $50.00

PLAN	PAGE
518-1	22
518-1A	22
518-2	22
518-2A	29
518-3	29
518-3A	29
518-4	29
518-4A	29
519-1	6
519-1A	6
519-2	6
519-2A	6
523-2A	23
523-3A	23
524	15
525	15
527	21
527-A	21
B-527	18
BA-527	18
G-527	22
533-A	26
BA-533	26
MA-533	26
534-A	25
BA-534	25
MA-534	25
537-A	30
MA-537	30
BA-537	30
538-A	27
BA-538	27
MA-538	27
540-1A	14
540-2A	14
543-1A	12
543-2A	12
544-1A	13
544-2A	13
545-1A	13
545-2A	13
546-1A	20
546-2A	20
547-1A	21
547-2A	21
553-1A	5
553-2A	5
553-3A	5
553-4C	31

THE FOLLOWING PLANS ARE PRICED AT $75.00

526	19
529	3
532	27
B-532	27
M-532	27
535-1A	26
BA-535-1	26
MA-535-1	26
535-2A	26
BA-535-2	26
MA-535-2	26
536-A	30
MA-536	30
MB-536	30
539-1	9
539-1A	8
539-2	9
539-2A	8
539-3	9
539-3A	8
541	1
542	5
551-1	32
551-1A	32
551-2	32
551-2A	32
552-1A	19

THE FOLLOWING PLANS ARE PRICED AT $100.00

548	24
549	2
550	2
554	7
555-1A	10
556-1	11
556-1A	11
556-1B	11
556-1C	11

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INDEX FOR "MULTIPLE FAMILY HOMES" PLAN BOOK

THE FOLLOWING PLANS ARE PRICED AT $50.00

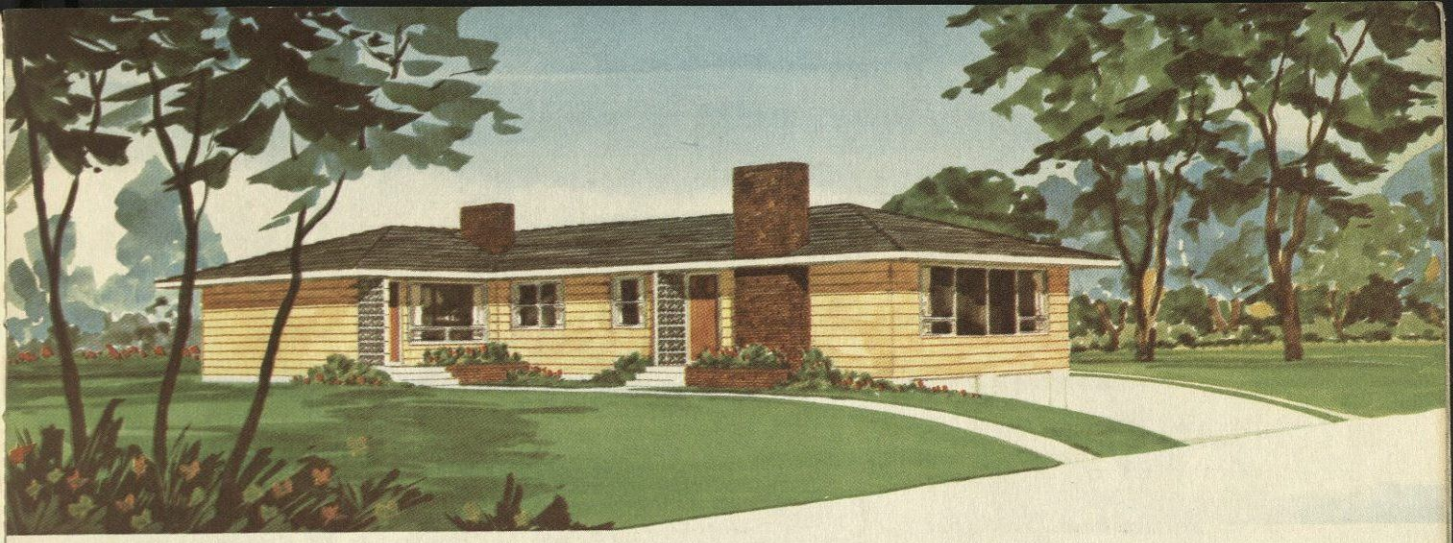
PLAN	PAGE	PLAN	PAGE	PLAN	PAGE
518-1	22	523-3A	23	BA-534	25
518-1A	22	524	15	MA-534	25
518-2	22	525	15	537-A	30
518-2A	29	527	21	MA-537	30
518-3	29	527-A	21	BA-537	30
518-3A	29	B-527	18	538-A	27
518-4	29	BA-527	18	BA-538	27
518-4A	29	C-527	22	MA-538	27
519-1	6	533-A	26	540-1A	14
519-1A	6	BA-533	26	540-2A	14
519-2	6	MA-533	26	543-1A	12
519-2A	6	534-A	25	543-2A	12
523-2A	23				

THE FOLLOWING PLANS ARE PRICED AT $75.00

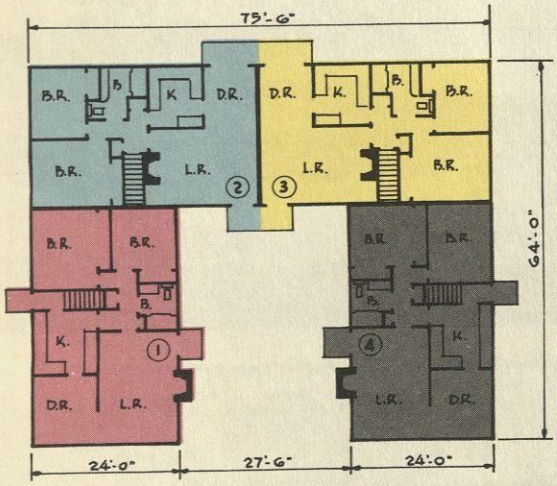
PLAN	PAGE	PLAN	PAGE	PLAN	PAGE
526	19	MA-535-1	26	539-1	9
529	8	535-2A	26	539-1A	8
532	27	BA-535-2	26	539-2	9
B-532	27	MA-535-2	26	539-2A	8
M-532	27	536-A	30	539-3	9
535-1A	26	MA-536	30	539-3A	8
BA-535-1	26	MB-536	30	541	1

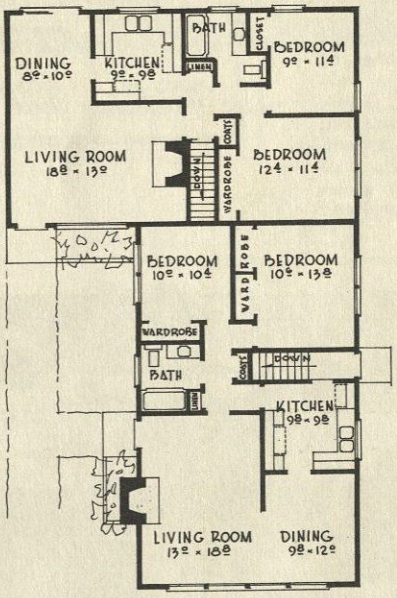
THE FOLLOWING PLANS ARE PRICED AT $100.00

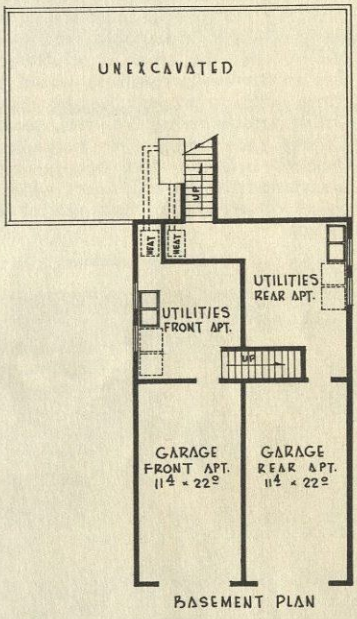
PLAN	PAGE	PLAN	PAGE	PLAN	PAGE
548	24	554	7	556-1	11
549	2	555-1A	10	556-1A	11
550	2				



Here's a duplex that represents the ultimate in flexibility. Combine the standard version with its reverse and you have a handsome fourplex, complete with its own entrance court. Stylish exterior plus workable interior planning adds up to a multiple family living unit with maximum rentability. Basement areas provide space for utilities in addition to individual garage space for each occupant's car. A minimum 90x100 lot will accommodate the fourplex, or a 50x100 site can be used for the individual duplex. Investment-wise, either version adds up to good land usage. Tasteful use of brick inside and out, for fireplaces, planter areas and retaining walls adds to the overall appeal. Decorative filigree pattern of masonry block highlights front entry treatment.

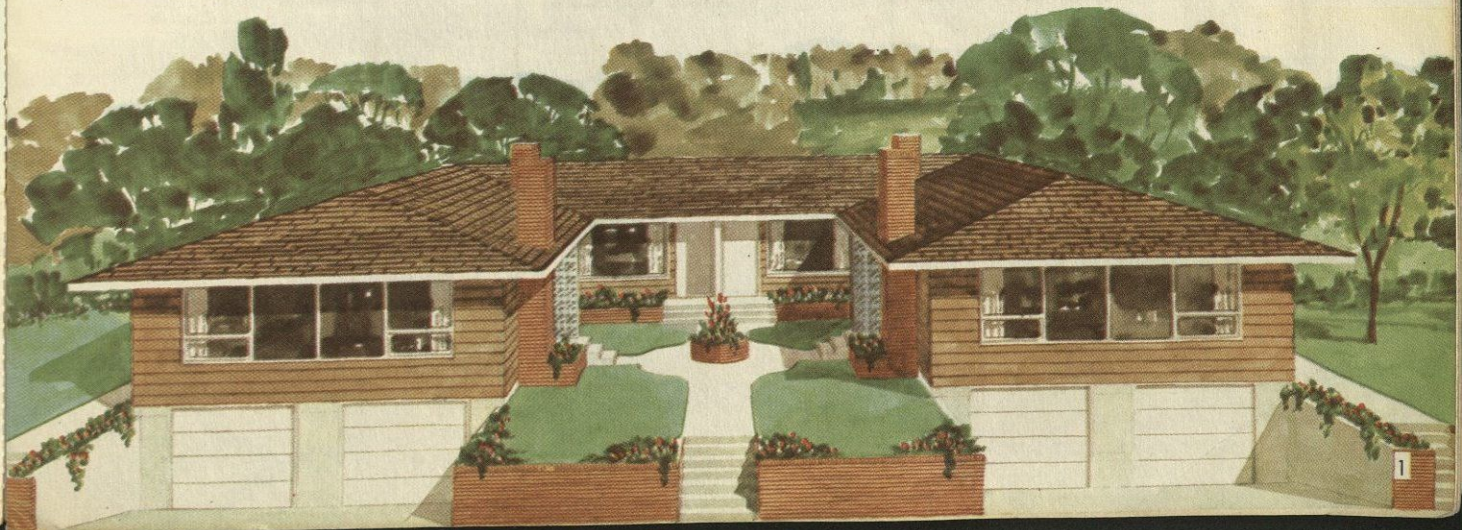






PLAN 541

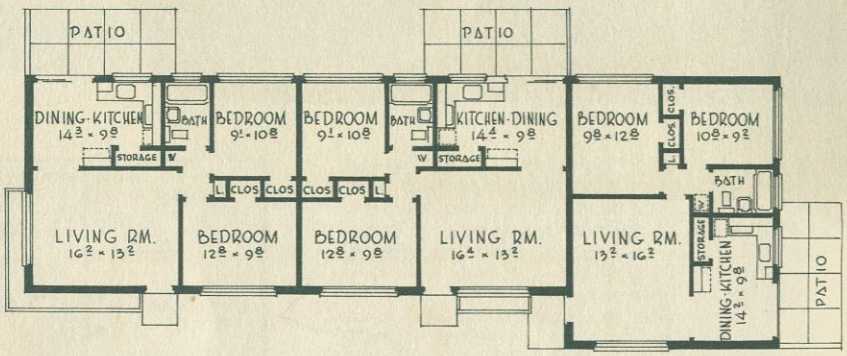
Width 38'-0"
Depth 64'-0"
1866 Square Feet

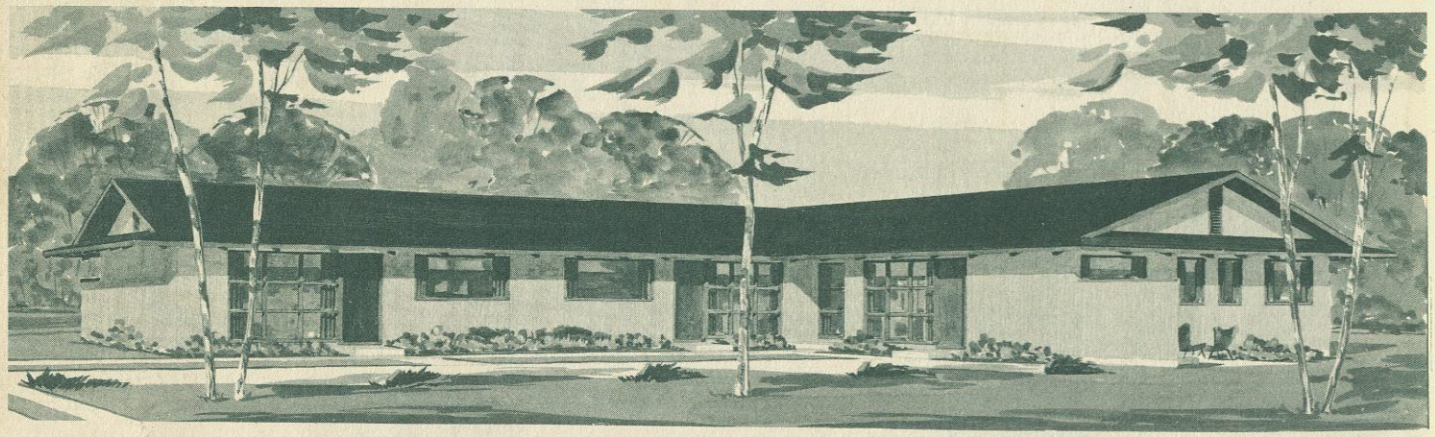


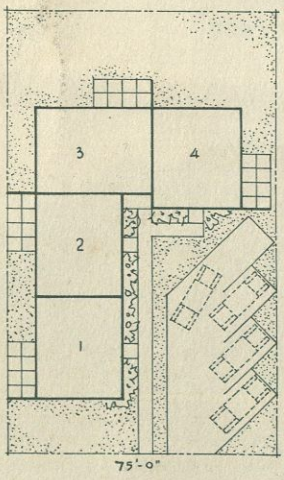
PLAN 549

Width 83'-6"
Depth 30'-0"
2148 Square Feet

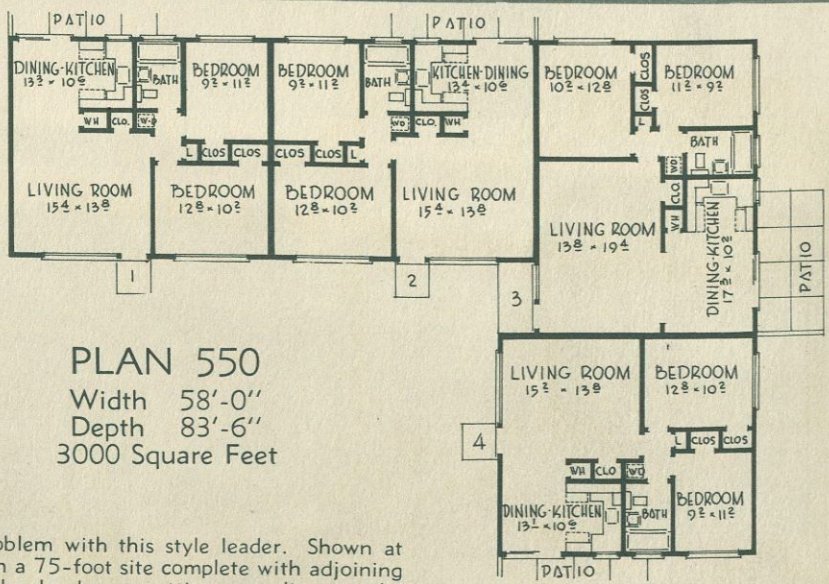
The solid, substantial feel of brick has been used to good advantage in styling this handsome triplex. Adaptable to a residential quality site, the clean, uncluttered lines of this multi-family dwelling would be a welcome addition to any neighborhood. Individual outdoor living facilities, generous sized planter beds add to its home-like appeal. Properly oriented, this beauty can even be accommodated on a 50-foot wide lot, a decided advantage in this era of high land values.







25'

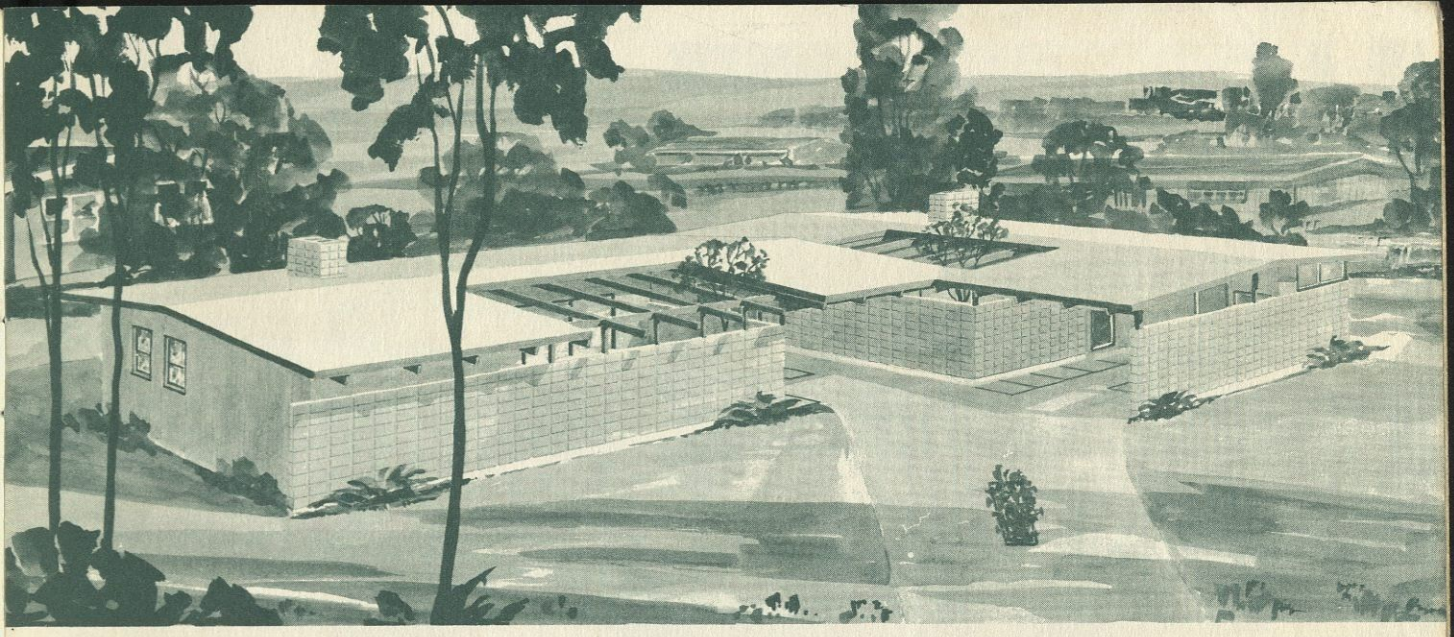


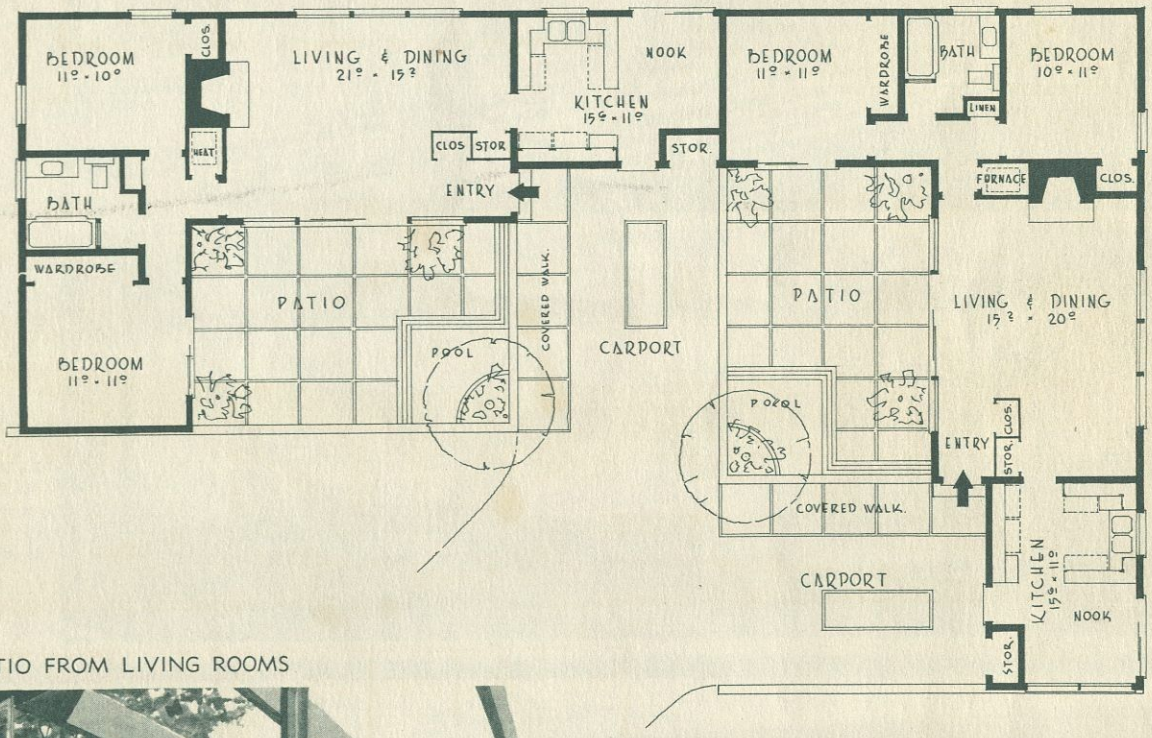
PLAN 550

Width 58'-0"
Depth 83'-6"
3000 Square Feet

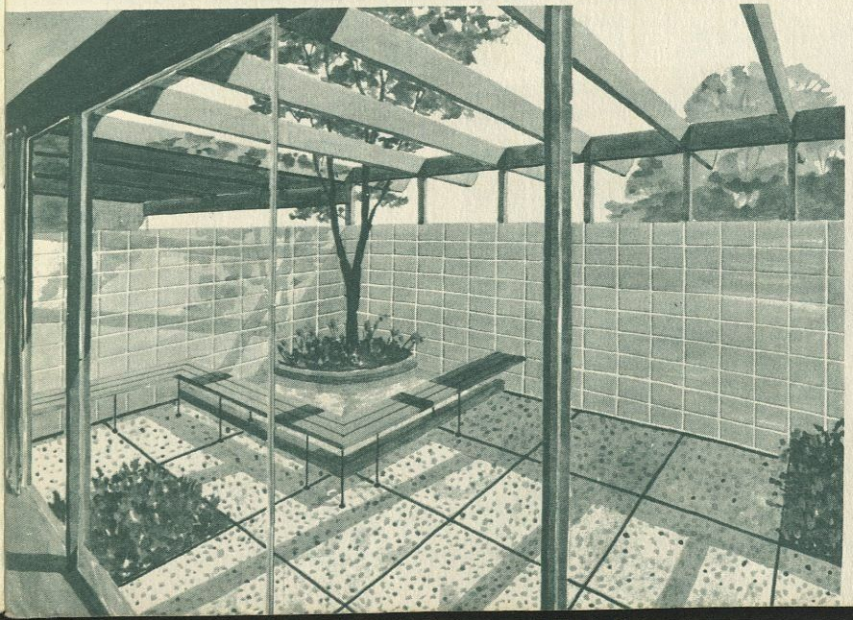
29'

Stepping up to the fourplex level is no problem with this style leader. Shown at left is a plot plan suggesting its placement on a 75-foot site complete with adjoining patio areas and parking facilities. Park-like landscape setting compliments the popular exterior styling of this unit.





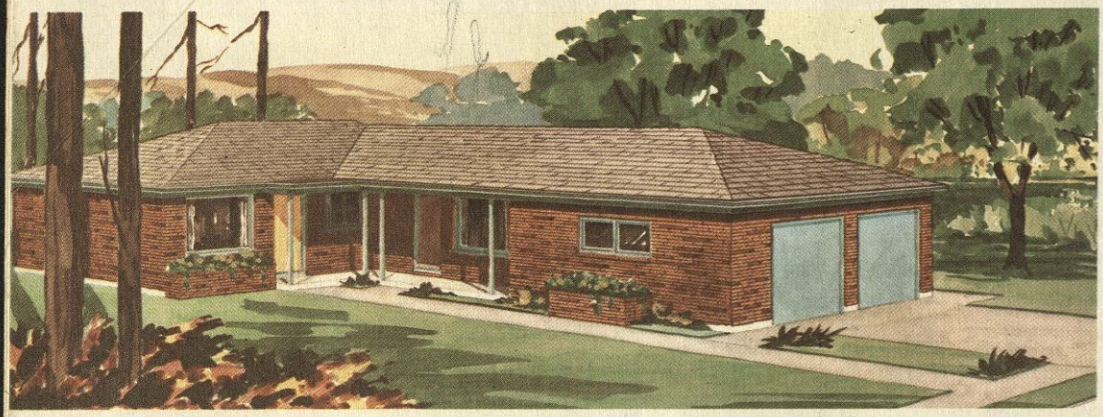
VIEW OF PATIO FROM LIVING ROOMS



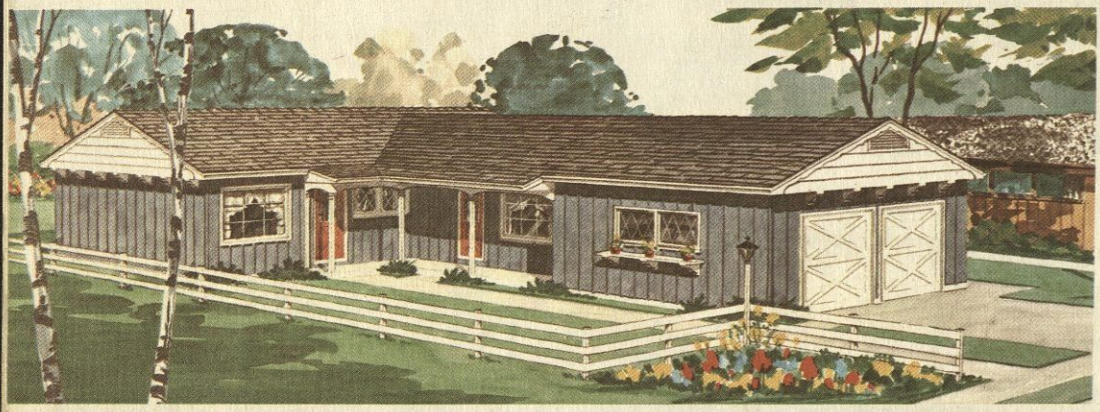
PLAN 529

Width 84'-0"
Depth 52'-2"
960 Square Feet
(Each Unit)

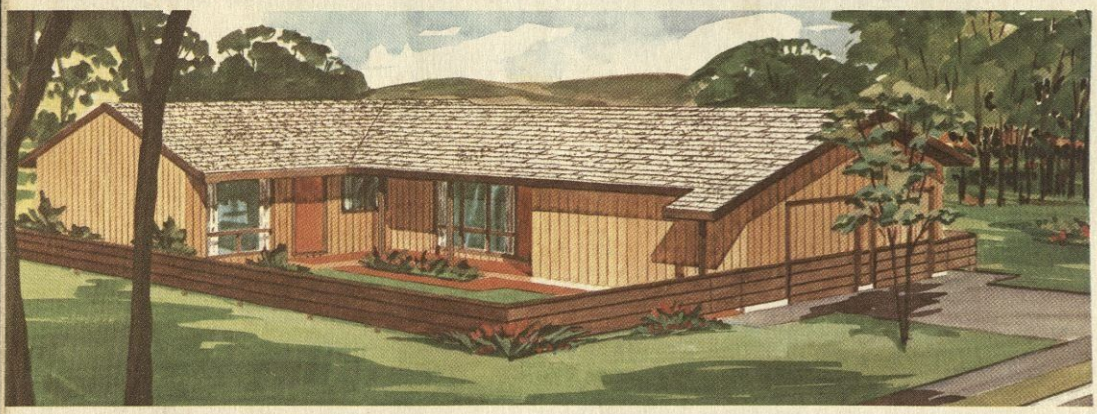
Contemporary styling and functional design are the key ingredients in this high fashion duplex. Offering the spaciousness, convenience and privacy of an individual residence, plan 529 meets the challenge of modern living requirements. Living-dining area, separate eating space off the kitchen, large bedrooms and bath plus generous storage hold special appeal for prospective occupants. The complete privacy yet open, airy feel of the patio-pool area, covered walkway and carport are sure-fire favorites—the piece-de-resistance of this trend-setting design.



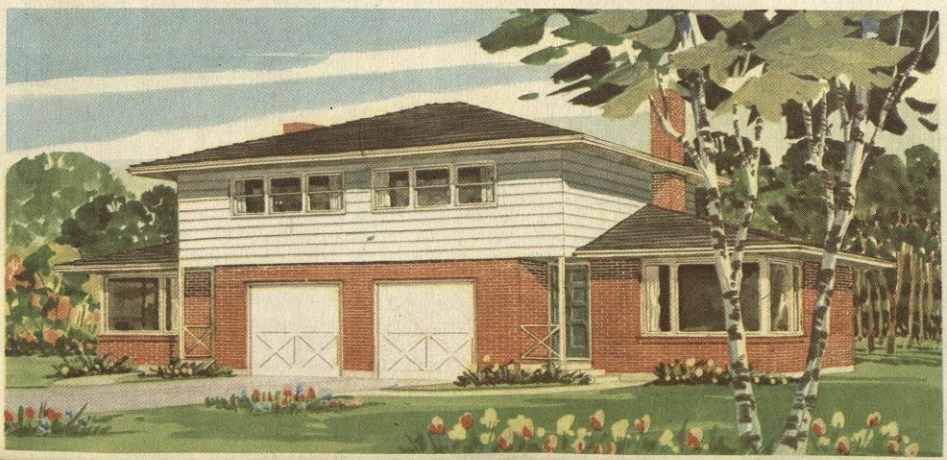
PLAN 553-1A

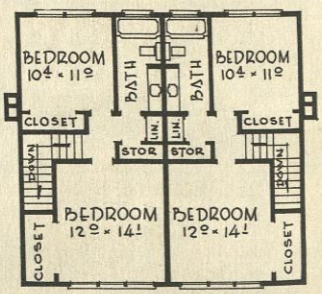


PLAN 553-2A



PLAN 553-3A



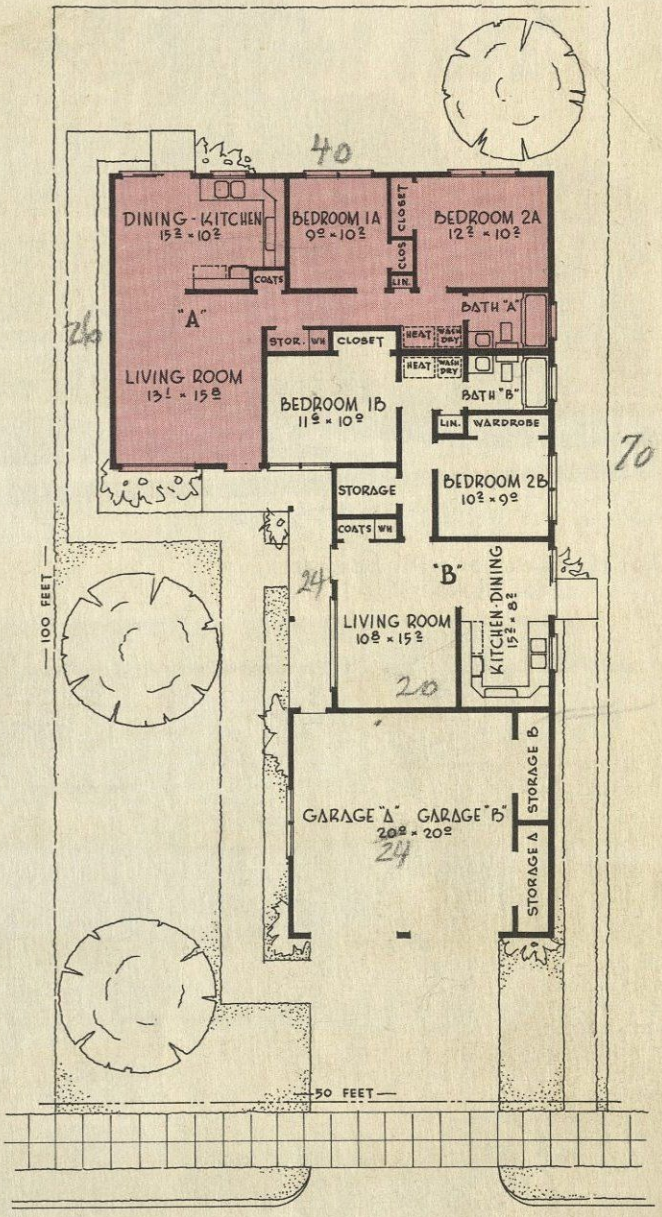


Second Floor Plan
1056 Square Feet

PLAN 542
Width 60'-0"
Depth 32'-0"

PLAN 553-A

Width 40'-0"
Depth 70'-0"
1530 Square Feet
+ garage



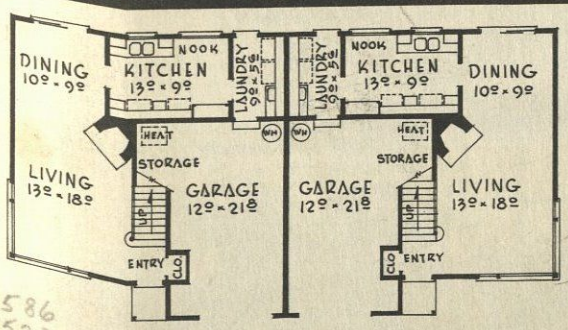
Here's a duplex plan almost certain to enter the all-time design "Hall of Fame". Consider the ingredients: Two comfortable two-bedroom units, each with its own garage facilities and ample storage space indoors and out, all accommodated on an inside 50x100 city lot! Judging from inquiries to date from builders and prospective owners, there's bound to be a heavy demand for this type unit. Our designers decided to tackle the challenge of this design after discovering the almost non-existence of anything comparable on the market. They not only met the challenge headon and solved the problem, but they've given you a choice of exterior styles as a bonus.

Shown on the facing page at top is the solid, all-brick ranch style favorite. Hip roof, picture windows and planter areas add to the attractive exterior treatment which have made this a top seller among plan buyers across the nation. In the center is the rapidly rising favorite of westerners, the cottage style unit with its charming, informally handled trim. Gable roof, vertical siding, planter shelf, rail fence and colorful entry door treatment add up to the eye-appealing characteristics sure to win renter favor. Below is the modified contemporary, minus the severity of styling that might offend the prospective renter. The choice is almost unlimited, flexible enough to attract the builder-investor for almost any district in the area.

Inside, the compact, highly efficient floor plan belies the unbelievably small area of 1,530 square feet for both units. Figuring the facilities available—two bedrooms, living room, kitchen-dining area, bath and storage space—the average of 765 square feet per unit is almost inconceivable. Also certain to appeal to the builder-investor is the forethought given in arranging the bathrooms of the two units, backing them up to each other as an additional construction economy.

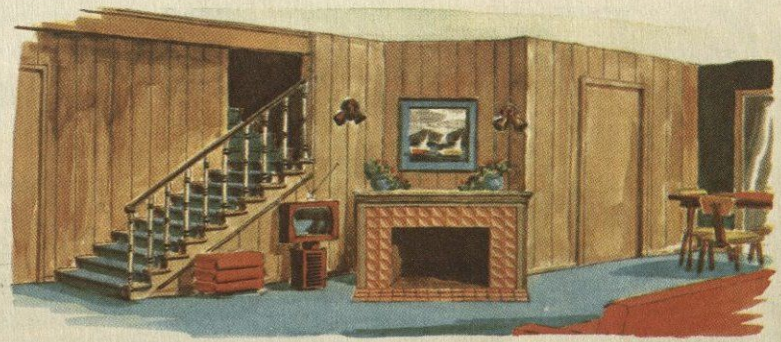
Decorative treatments common to all three exterior styles include the covered front porch, welcome protection for the front entry during stormy weather. L-shaped design further camouflages multi-family dwelling lines, preserving the feeling of an individual residence as desired by most occupants.

Here again skillful landscaping including provision for side-yard screening such as the fencing pictured will insure greater privacy and add to the appeal of these units for the prospective renter. Simple roof lines integrate design into one spacious structure without the breaks which so often mark duplex plans.



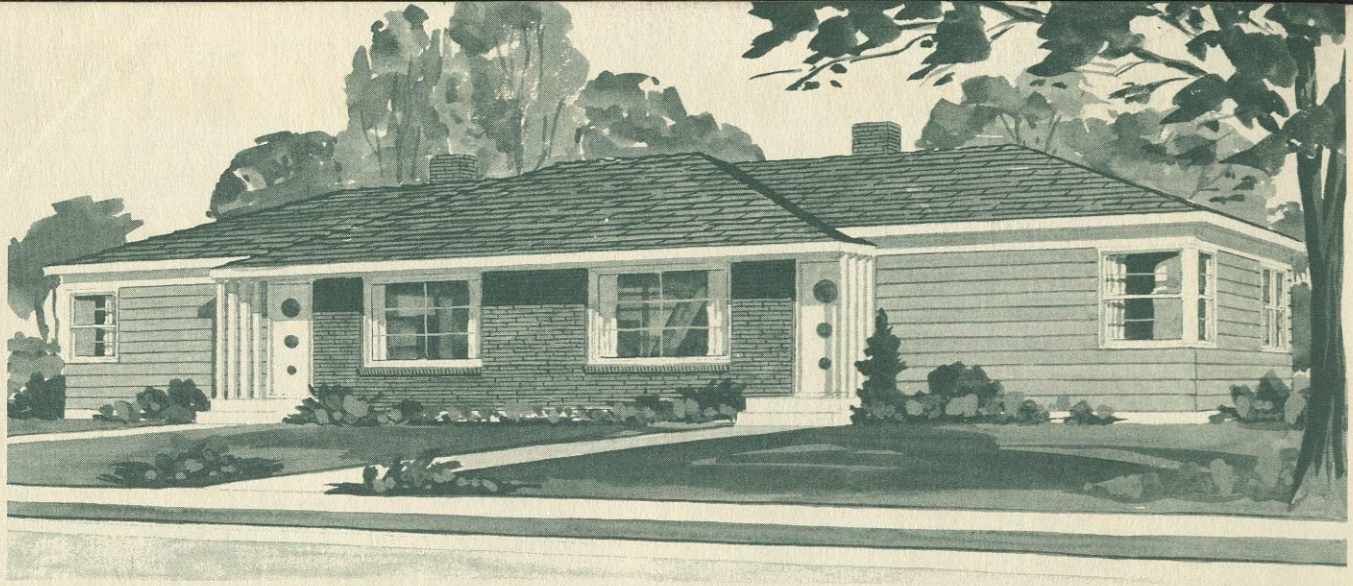
586
528
1114

First Floor Plan
2 1172 Square Feet
586



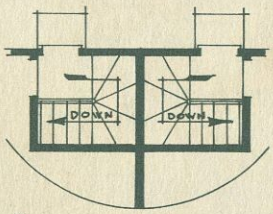
LIVING ROOM VIEW PLAN 542

This "up and down" duplex design with its traditional appeal of white clapboard siding and brick is sure to win the admiration of many investors. Generous sized rooms and a separate area for everything plus the gracious charm of an open stairway are the appeal-winning ingredients of this plan. A spacious living room with corner fireplace, dining space for even formal entertaining, a kitchen-nook area and laundry room comprise the main floor facilities. Upstairs, two large bedrooms, each with ample closet space, and an oversize bath with built-in vanity plus storage for linen and other accessories are the features. Oversize garages are tucked conveniently under the upstairs bedrooms and provision has been made for an inside entrance through the laundry room. Additional storage plus space for the furnace and water heater are figured in the garage plans.

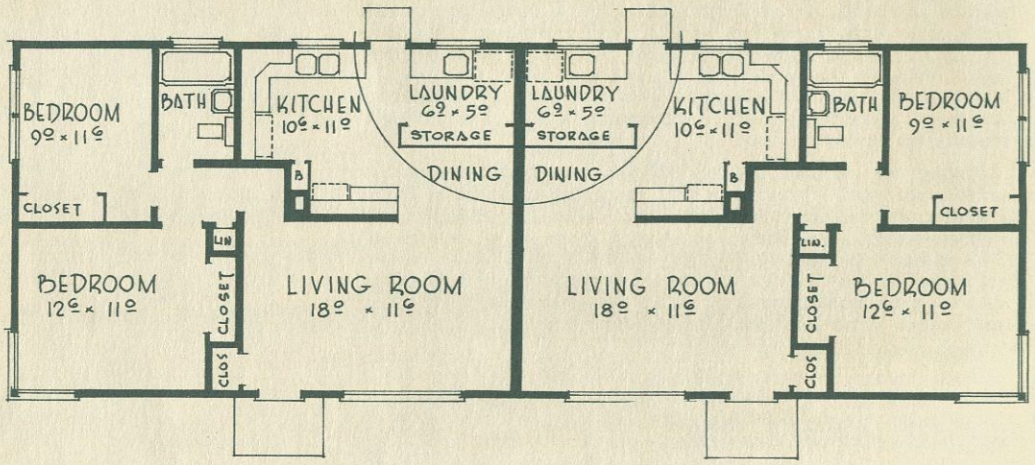


For this Exterior with Basement,
order PLAN 519-1

For this Exterior without Basement,
order PLAN 519-1A



Stairway arrangement
for plan with basement



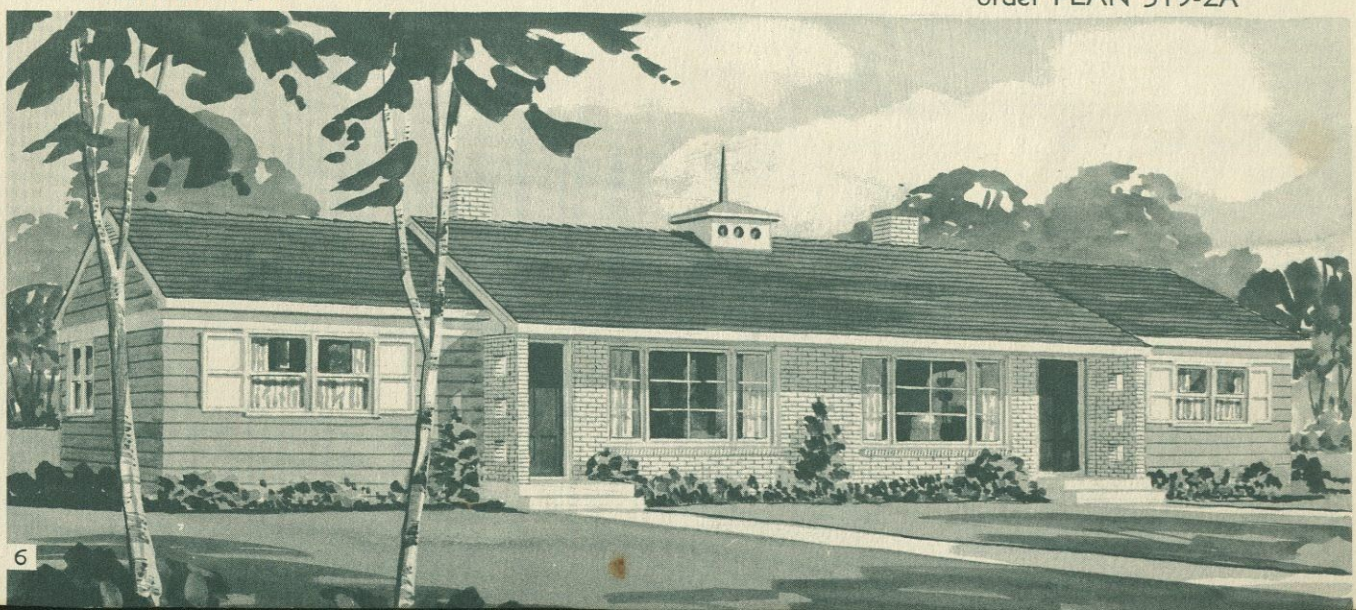
A choice of exterior styles, both conventional in their appeal, is offered for plan 519. In addition, there is a choice of main floor utility space or basement. In both instances, the hip roof beauty above, or the gable roof modified colonial below, generous amounts of brick trim have been specified to add a touch of elegance to the plans. Large sized rooms are offered in the modest 1,624 square feet of floor area.

PLAN 519-A

Width 67'-8"
Depth 24'-0"
1624 Square Feet

For this Exterior with Basement,
order PLAN 519-2

For this Exterior without Basement,
order PLAN 519-2A

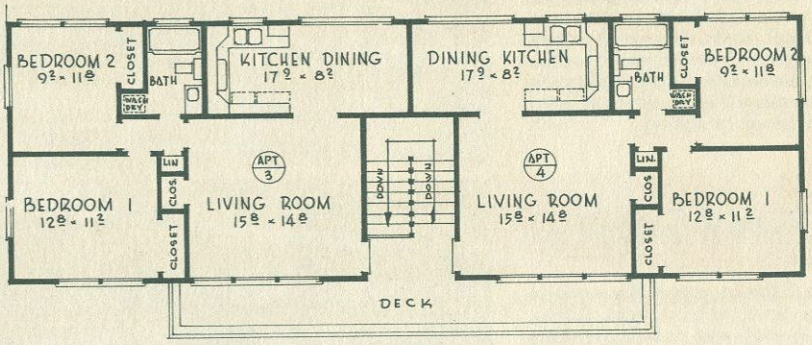


four units on a 50-foot lot!

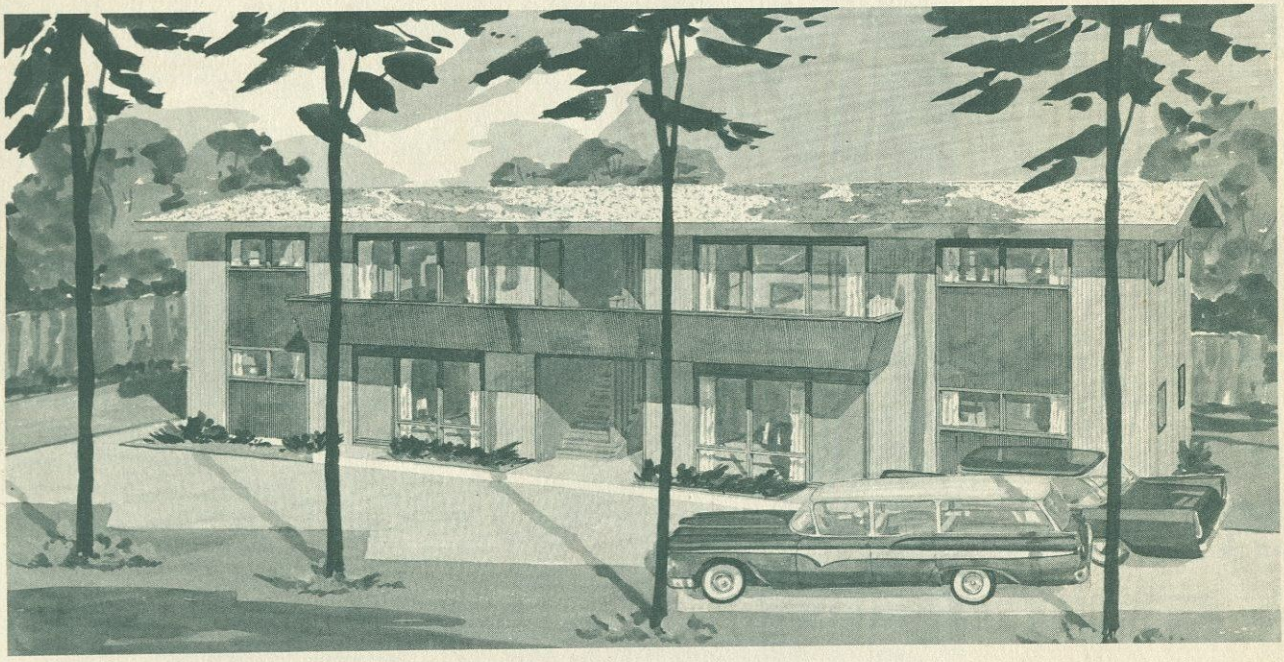
PLAN 554

Length 72'-0"
Width 24'-0"
Each Unit 804 Square Feet
Total area 3216 Square Feet

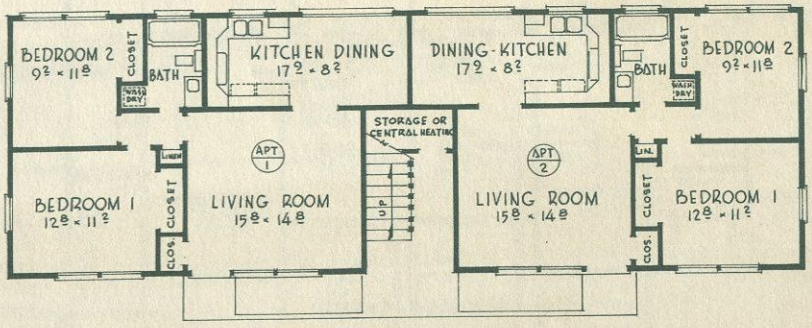
Beat this if you can for getting the greatest number of living quarters on a 50-foot lot! Four units, each offering two bedrooms, living room, kitchen-dining area, bath and ample storage facilities, on an absolute minimum sized site. Contemporary styling reduces the bulky lines of the two-story design. A low-pitched roof, open stairway, colorful trim and lightly scaled deck have been combined to eliminate the overpowering elevation so often associated with this type dwelling. Second floor plan at right shows access from living room to outdoor deck with its commanding view of the surrounding area.



SECOND FLOOR PLAN



Builders and investors will be hard put to surpass this plan for a reasonable investment with a maximum return. Property of marginal value can be utilized, even if located adjacent to commercial or industrial tracts. Tax-wise the allowable double depreciation method will insure a savings. Low maintenance can be counted on thanks to the designer's foresight in incorporating such practical details as the builtup roof, vertical siding, concealed gutters. Even the parking facilities alongside are an economical and practical solution to the off-street parking problem. A planting screen can insure privacy from passing traffic, yet protect the view from the upstairs deck. Most important, there's a heap of living provided in an economical yet adequate amount of floor area. Construction costs should be substantially below those for individual residential units because of the advantage of common walls and foundation, well planned plumbing and the aforementioned two-story design, in itself a major factor in reducing the costs of building. Open stairwell allows room beneath for storage or central heating facilities.



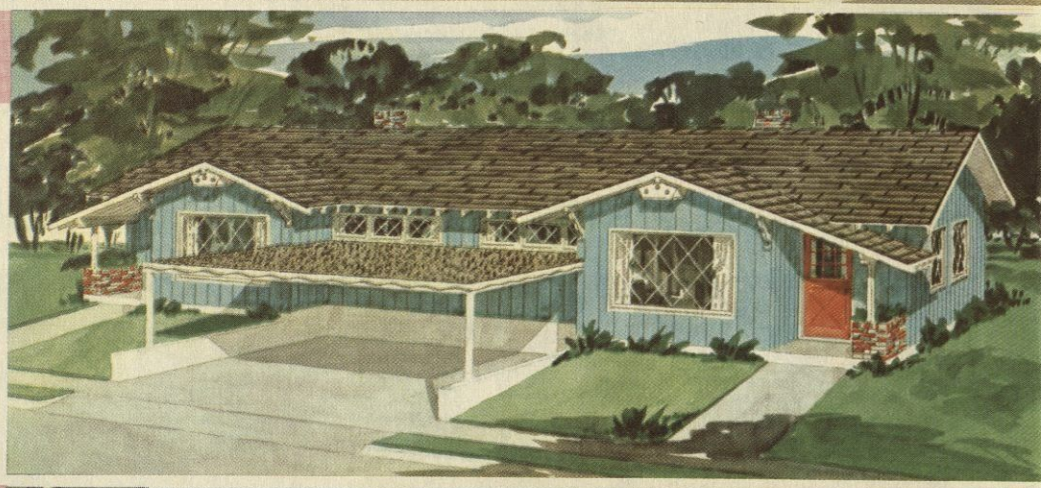
FIRST FLOOR PLAN

PLAN 539-1A

Plan 539-1A is a basementless version of this popular duplex series with the hip roof, ranch style exterior treatment. Carport in front features flat roof and simple posts for support, economical to build, yet practical enough to provide protection for two automobiles. Brick planters, decorative filigree posts at entry add flavor to styling.

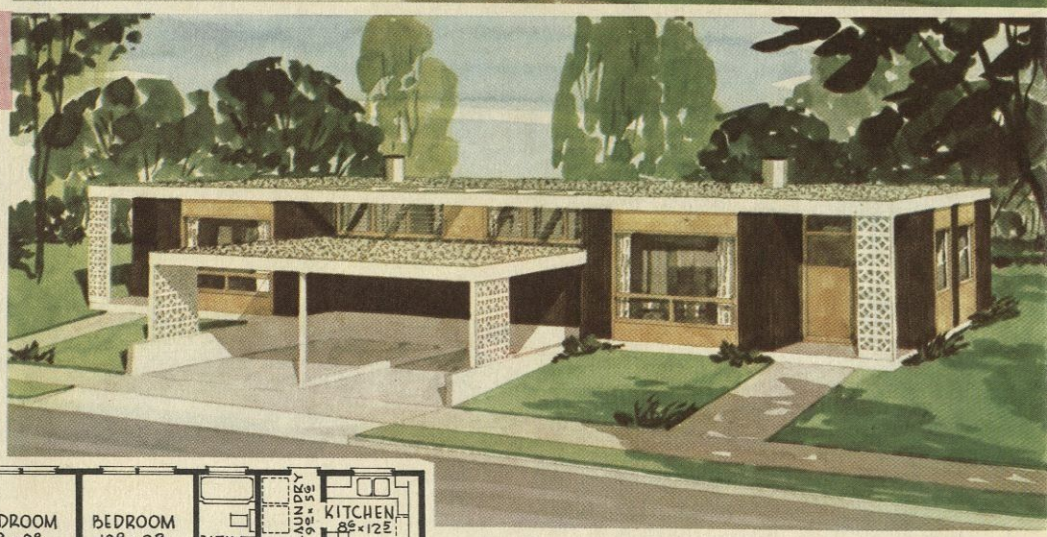
PLAN 539-2A

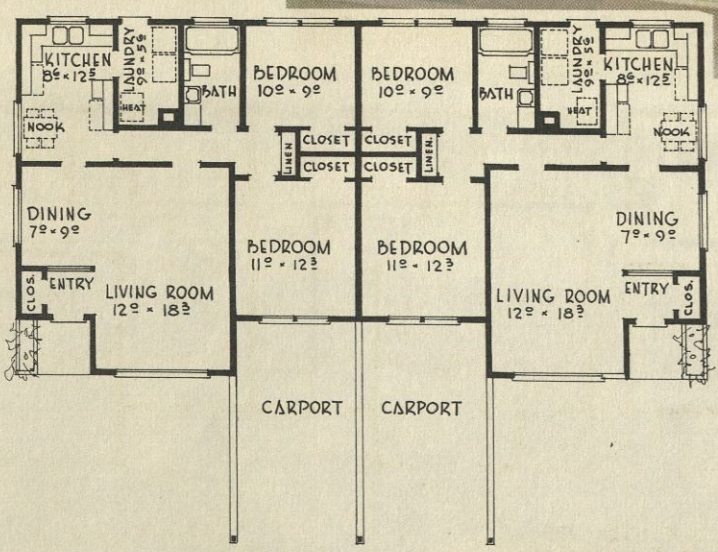
Plan 539-2A offers the cottage style lines with vertical siding, gable roof and exposed rafters to this popular series. Also a basementless version, the plan has a simple carport at front with flat roof to allow ample illumination into the front bedrooms of the two units. Brick planter, bird house accessory on gable are extras.



PLAN 539-3A

Plan 539-3A has the sleek, functional lines of contemporary styling. The harmonizing roof lines between dwelling and carport blend perfectly. Decorative filigree pattern of masonry block columns alongside carport and front entrances are handsome additions to this design. Colorful panels accent exterior siding treatment.

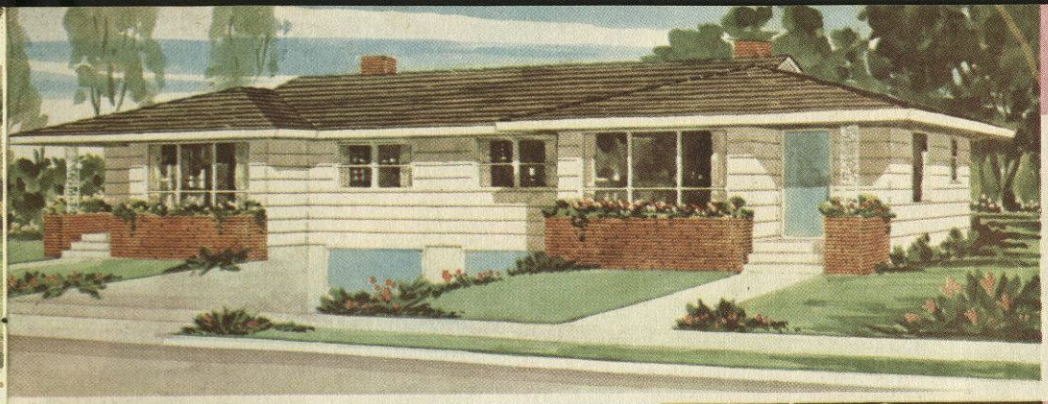




FLOOR PLAN

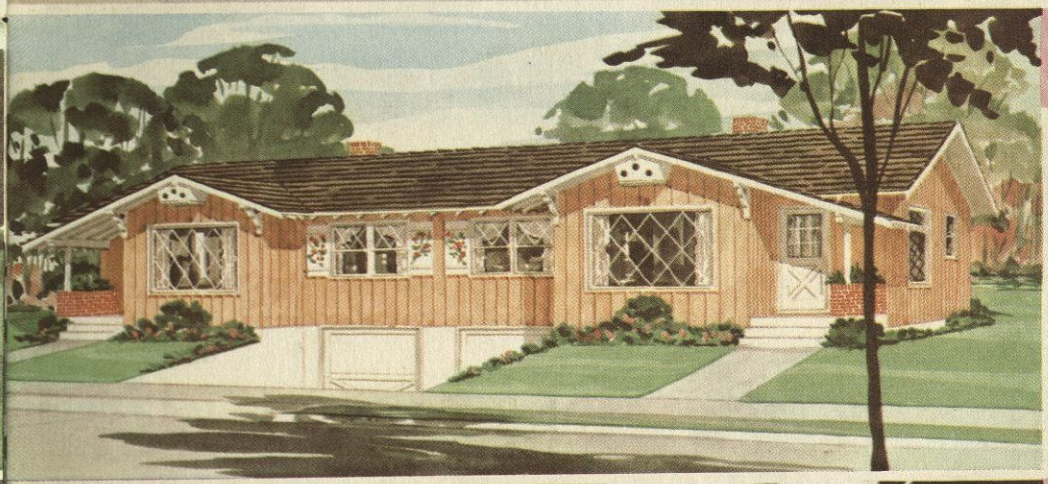
Width 62'-0"
Depth 32'-0"
1801 Square Feet

This outstanding floor plan without basement and featuring the simple carport on the front applies to any of the three elevations shown above. Offering a protected entry with guest closet, spacious living room, separate dining alcove, kitchen with nook, bath and laundry plus two bedrooms and adequate storage, plan 539 retains all of these features in a modest 900 square feet of floor area per living unit. Alternate version with basement shown on facing page has garage located below ground plus extra space for storage and utilities in addition to a spacious recreation area. Home-like qualities are apparent in many accommodations to be found throughout these units.



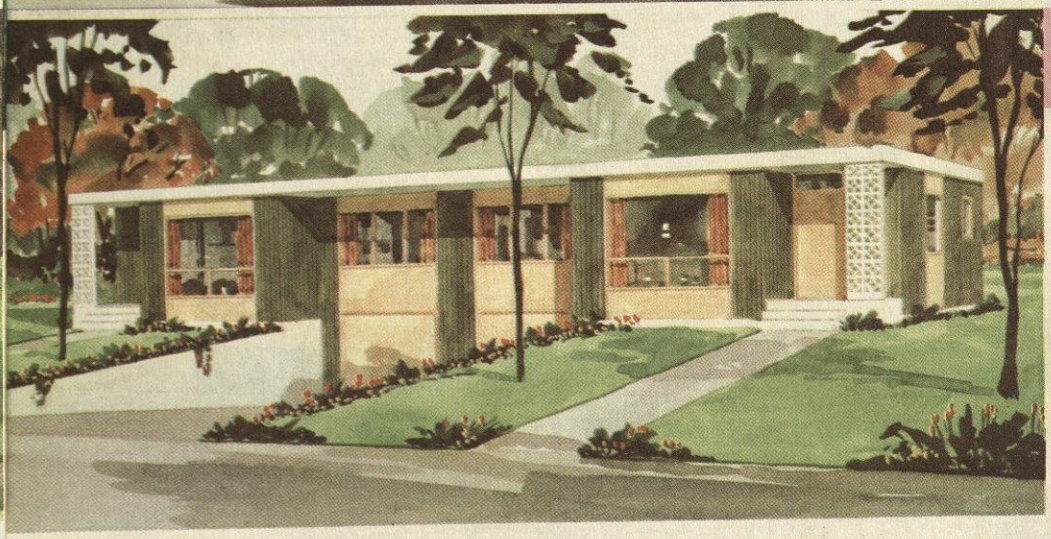
PLAN 539-1

Plan 539-1 has the popular hip roof, ranch style, basement version of this series of duplexes. Garage facilities are located under the house in the basement area. Clean white clapboard siding, split Roman brick planter wells and decorative filigree posts alongside front entrance are extras that have won long standing favor.



PLAN 539-2

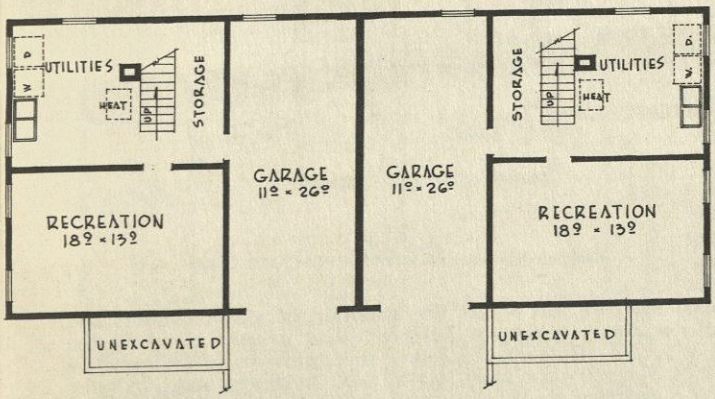
Plan 539-2 captures the spirit of the Cinderella style growing so rapidly in popularity. Vertical siding, exposed rafters, shutters, brick planters, bird house decorative accent are the ingredients which hold public favor. Gable roof with wide protective overhang serves decorative plus functional purposes.



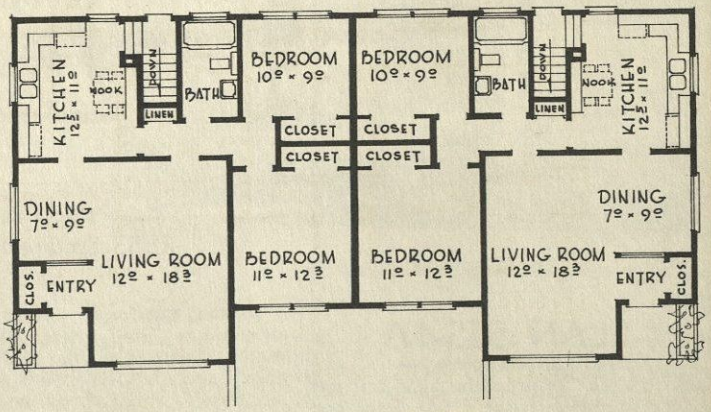
PLAN 539-3

Plan 539-3 utilizes flat roof, vertical siding interspersed with colorful panels for accent purposes, filigreed front porch posts to achieve sleek functional lines of contemporary style, already winning new favor among purchasers of duplex plans.

"Live Modern" in one of these modern multi-family dwellings!



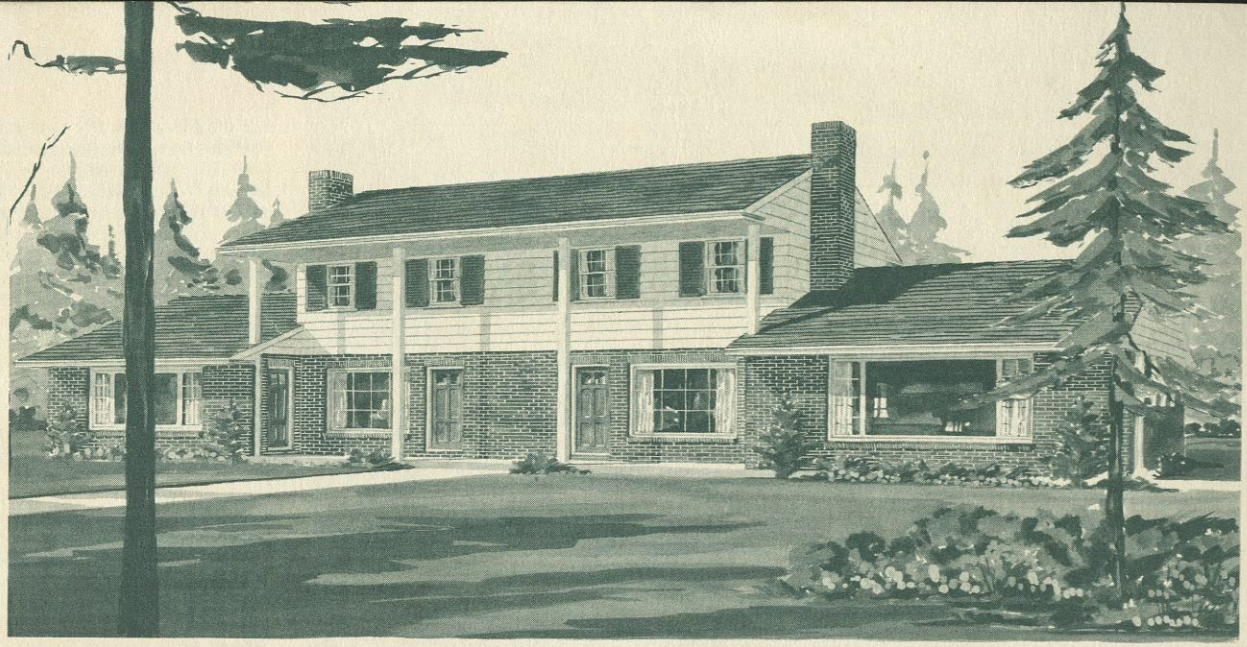
BASEMENT PLAN

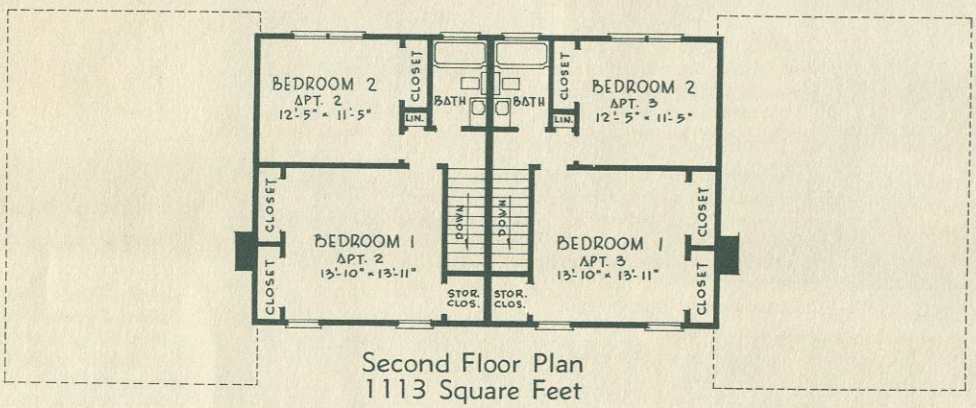


FLOOR PLAN

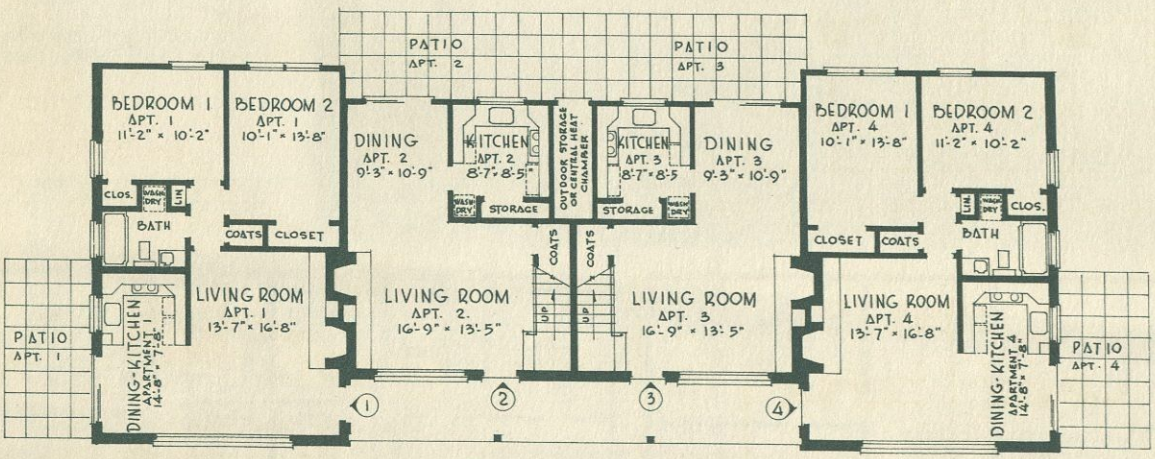
FLOOR PLAN

Width 62'-0"
Depth 32'-0"
1801 Square Feet





Second Floor Plan
1113 Square Feet

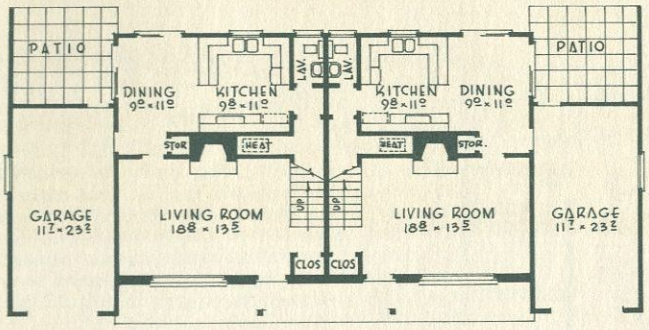


First Floor Plan
2553 Square Feet

PLAN 555-1A

Width 86'-10"
Depth 34'-5"
3666 Square Feet

The striking beauty of this colonial fourplex will attract the attention of many investors and renters alike. Their interest shall not die at this point, however. Just examine carefully the numerous features seldom found in such a structure. All living areas provide for an attractive fireplace and each apartment has its own out-door patio located next to dining area. In order to accomplish these things and to economize on floor space as well as plumbing and heating arrangement, four of the bedrooms, two bathrooms and an abundance of closet space has been placed on the second floor level. Since the overall width of this building is 86'—10", it is possible to place this apartment on a modest sized lot and still have ample room for offstreet parking.

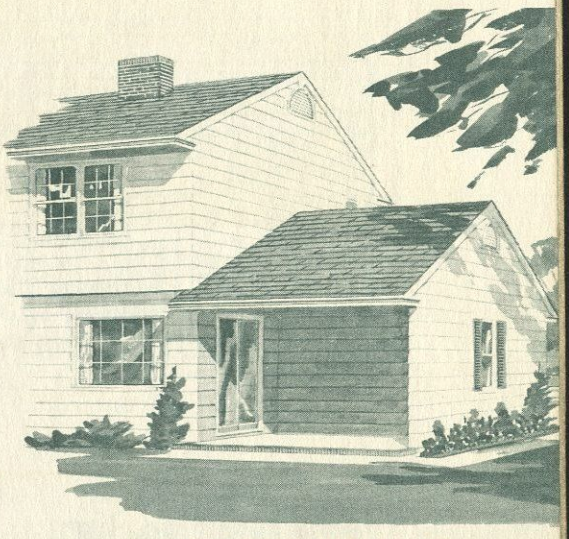


PLAN 556-1A

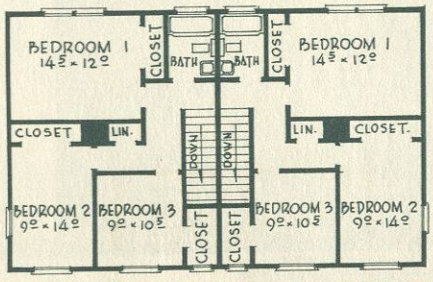
Width 70'-0"
Depth 32'-0"
2644 Square Feet

For this Plan with Basement
(Stairway under Stairs to Second Floor)
order PLAN 556-1

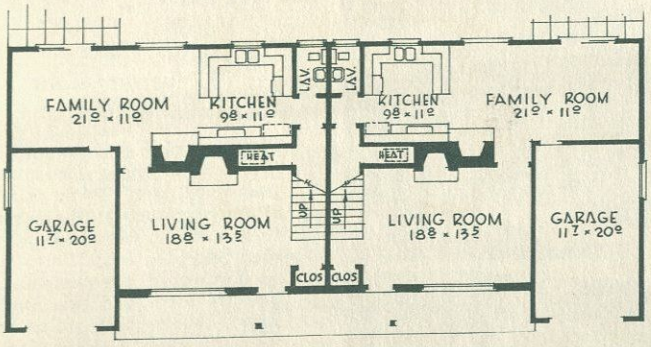
THREE BEDROOM DUPLEX: Sure to match the needs of many families, this hard to find design is fresh off the drawing boards and ready to fulfill the plans being made by people who want a better than average, three bedroom duplex. Not only the step saving well proportioned plan will satisfy the investor, also notice the many interesting and home making details such as the central fireplace, open stairway and extra bathroom near the kitchen. Plan has option for those desiring basement also.



REAR VIEW PLAN 556-1A



SECOND FLOOR ARRANGEMENT, BOTH PLANS

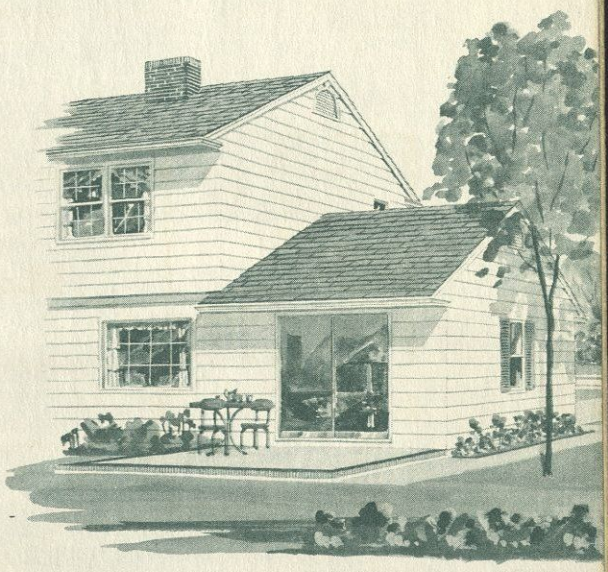


PLAN 556-1C

Width 70'-0"
Depth 32'-0"
2914 Square Feet

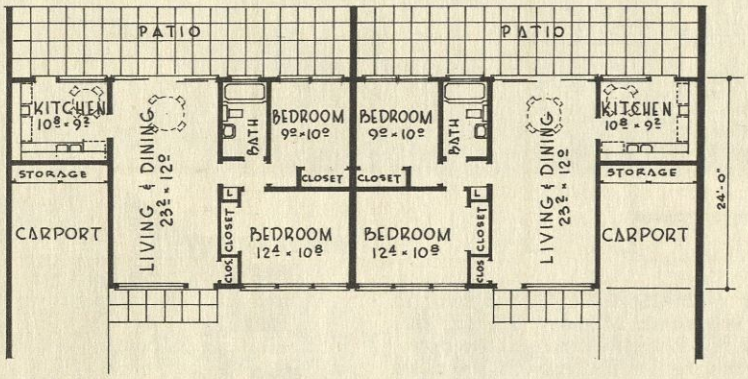
For this Plan with Basement
order PLAN 556-1B

THREE BEDROOM DUPLEX WITH FAMILY ROOM: By adding the ever popular family room feature to this lovely duplex plan, our designers have taken care of every new homeowner's needs. Notice that the family room includes an additional fireplace that has been placed back to back with the living room installation. This compact masonry arrangement also makes possible the construction of a third party room fireplace in the basement if the owner so desires. On the rear wall of the family room, sliding glass doors connect with the garden patio to permit access to out-of-door living. Attached garage may be entered from family room. Long lasting qualities of this colonial style permit the construction of this duplex in the better class of living districts.



REAR VIEW PLAN 556-1C

This Design is
PLAN 543-1A

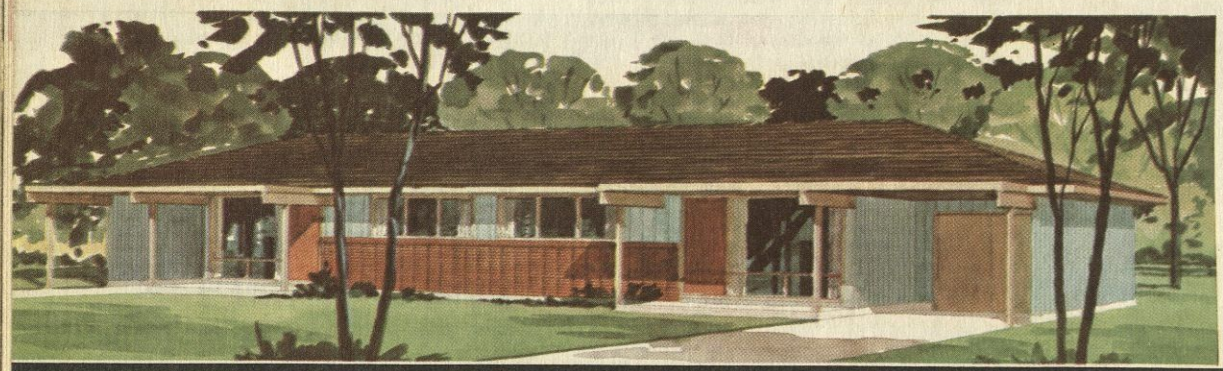


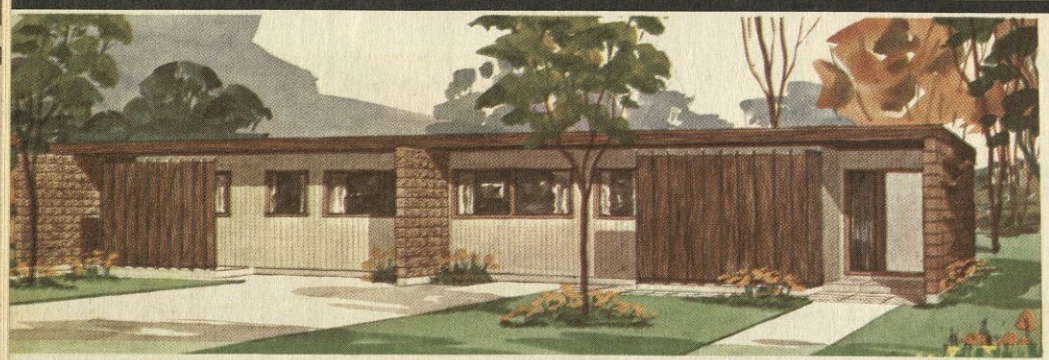
The floor plan for plan 543-1A and 543-2A has the following dimensions:

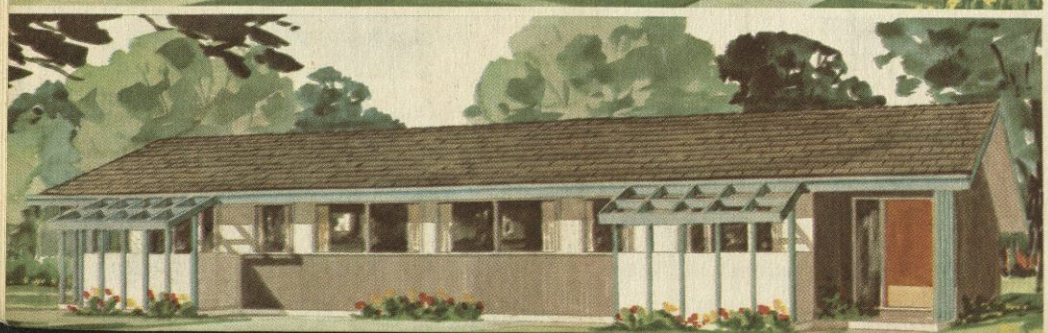
Width — 78/0
Depth — 40/0

Each of the living units contains 743 square feet of floor space plus an individual carport for each apartment. A complete description of how this layout can be utilized to best advantage as a court may be found on pages 16 and 17 of this plan book.

This Design is
PLAN 543-2A





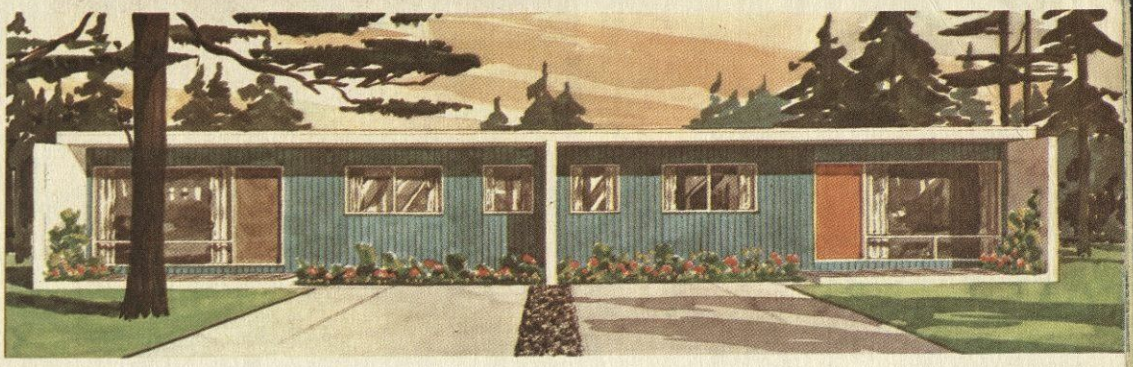


This Design is
PLAN 545-1A
Width 62'-0"
Depth 44'-0"
792 Square Feet
Each Unit

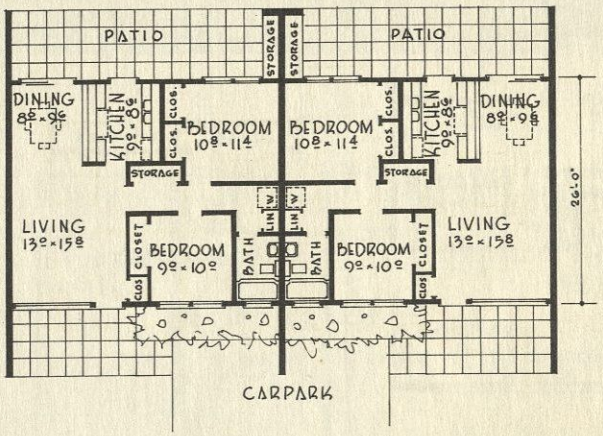
The floor plan at right applies to both of these elevations shown at left. With minor alterations such as the elimination of the block wings on plan 545-2A, these units can be connected in a continuous line to form a court apartment. At the far right on the facing page is a detail of the attractive front entrance for plan 545-1A.

This Design is
PLAN 545-2A
Width 62'-0"
Depth 44'-0"
792 Square Feet
Each Unit

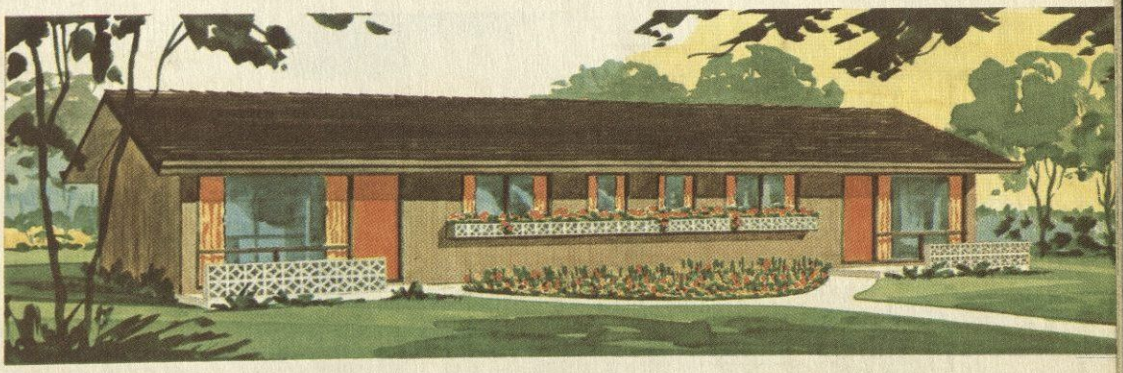
This Design is
PLAN 544-1A
Width 62'-0"
Depth 42'-0"
780 Square Feet
Each Unit

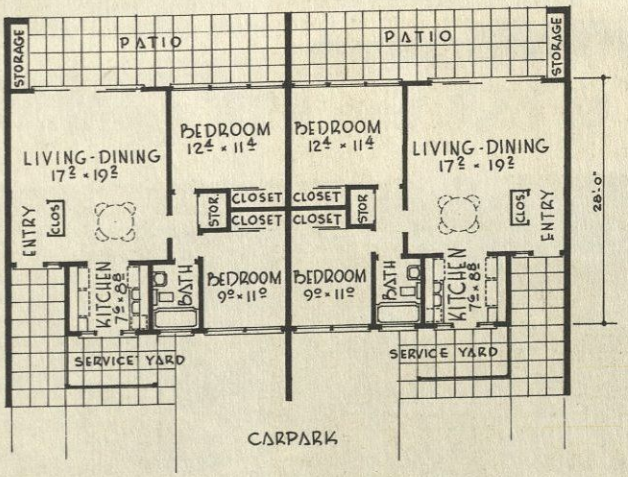


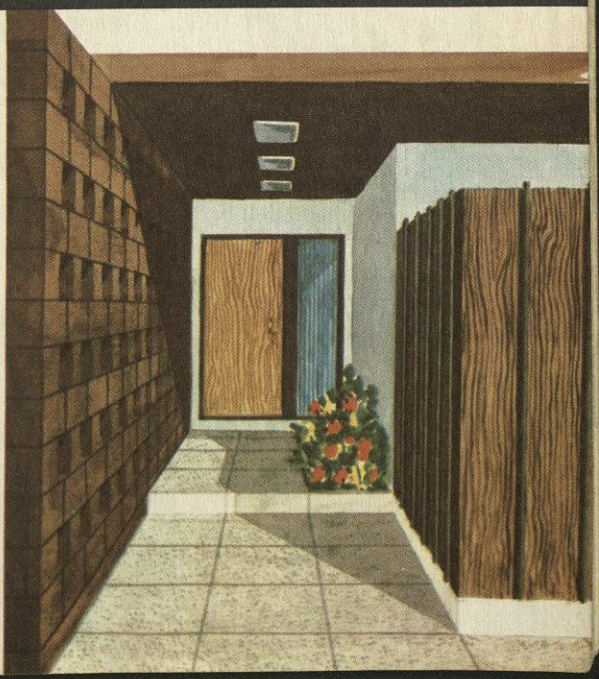
Modern down to the last detail, which might be termed the carpark at front, plan 544 encompasses a surprising amount of convenience and comfort into the relatively compact floor area of 780 square feet. Offering the complete living facilities of a contemporary two-bedroom duplex, plan 544 boasts an elaborate outdoor living area to the rear complete with built-in storage facilities. Access to the patio is available through either kitchen or dining area. Bedroom area features above average storage compartments. Exterior styling of 544-1A is characterized by flat roof, vertical siding. Colorful exterior treatment provides a welcome accent, modifying the austere lines of this compact unit. Alternate exterior treatment for 544-2A below has simple gable style roof, vertical siding plus high style accent of filigree masonry block pattern for window planters.

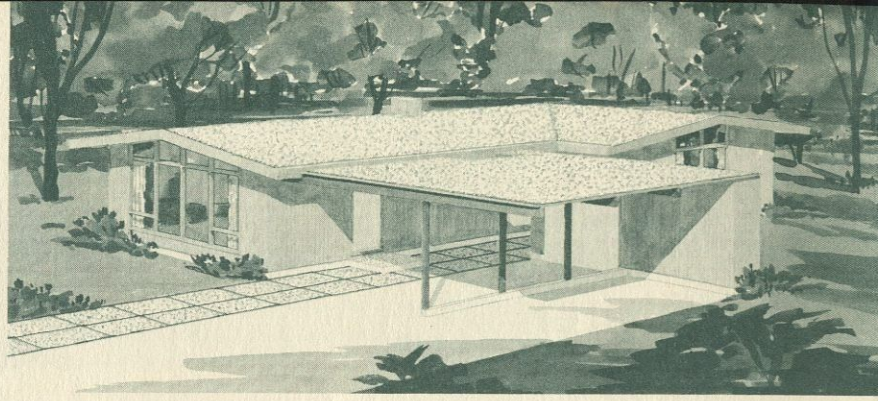


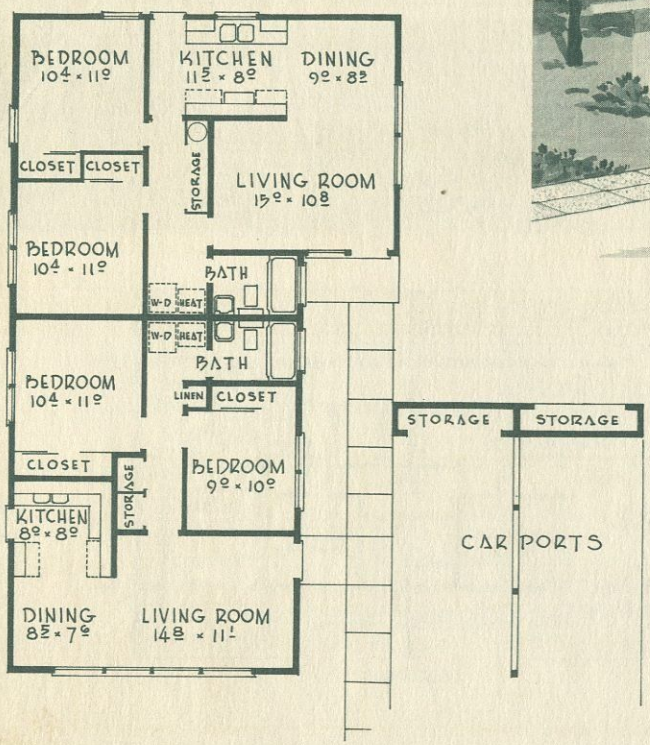
This Design is
PLAN 544-2A
Width 62'-0"
Depth 42'-0"
780 Square Feet
Each Unit







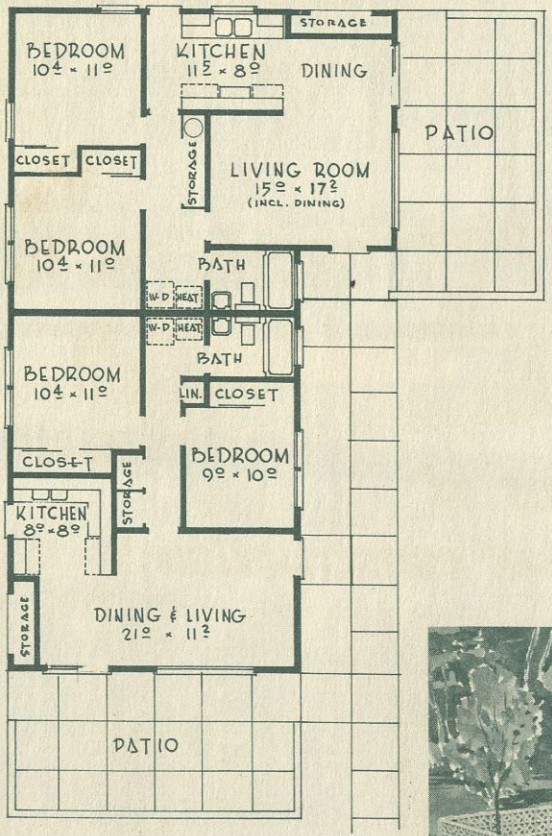




PLAN 540-2A

Width of Duplex 32'-0"
Width Including Carport 52'-0"
Depth 55'-0"
1480 Square Feet

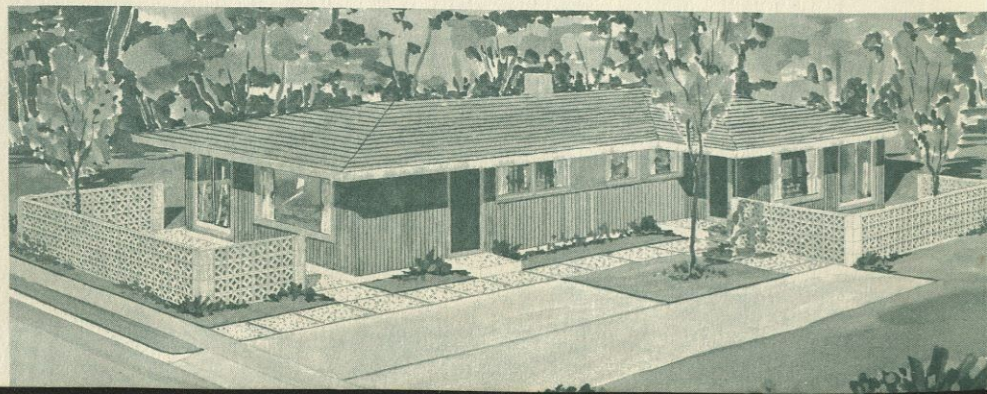
Plan 540-2A is stylish contemporary on the exterior, a practical two-bedroom design on the interior. Offered with dual carports and accompanying storage facilities, it features generous storage space, adequate room for entertaining guests even for dinner. Needing only a relatively narrow lot, plan 540-2A also keeps construction costs to a minimum with its 740 square feet per unit floor area. Practical low pitched roofing, vertical siding mean low maintenance for the owner. Residential quality of the appearance makes this duplex a good investment with built-in insurance against lack of rental prospects. Clean, uncluttered lines insure long-lasting value, widespread acceptance.



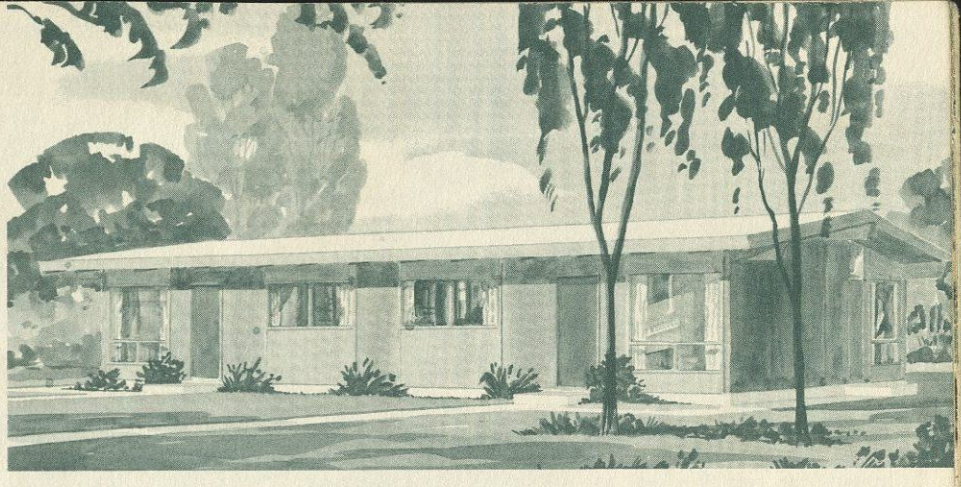
PLAN 540-1A

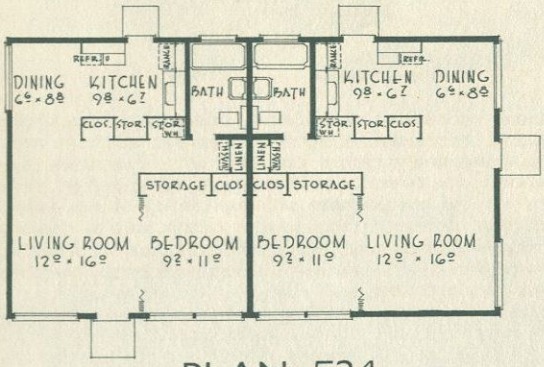
Width 32'-0"
Depth 55'-0"
1480 Square Feet

Plan 540-1A utilizes hip roof, ranch styling with a slight modern flair in vertical siding and concealed gutter treatment for its eye-appealing exterior. In place of carports, this version of the popular duplex series offers a stylish patio complete with masonry block screening. Filigree pattern of masonry blocks afford adequate privacy, yet allow cooling summer breezes to come through. This plan can be accommodated on even a 50-foot inside city lot, giving it considerable additional appeal for the builder-investor who is always seeking the multi-family living unit that will fit on a narrow site. Back-to-back arrangement of plumbing facilities means greater economy in building. Use of common walls to join two units enables builder to erect such structures at considerably less per square foot cost than conventional single family residential units, another big factor in favor of duplexes.



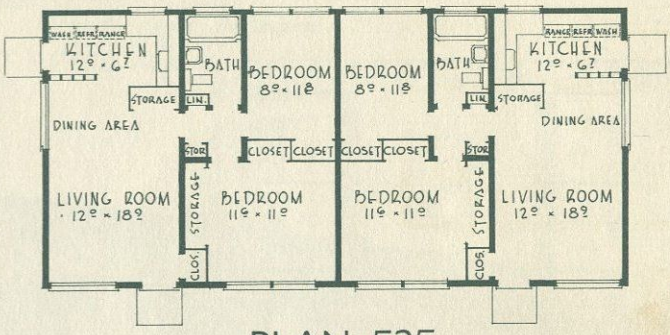
If you're looking for economical income property, here's something worth considering seriously. Plan 524 keeps costs down to the barest minimum with less than 600 square feet of floor area. The single bedroom, living room, dining room, kitchen and bath is adequate space for a single person or even a couple. If you're interested in something slightly larger, for instance a two-bedroom unit in a minimum of floor space, try plan 525 with less than 700 square feet per unit. The stylish, but simple exterior treatment is certain to be a low cost item as regards maintenance. Colorful decorative panels combined effectively with vertical siding and a low-pitched built-up roof are readily accepted by prospective renters.





PLAN 524

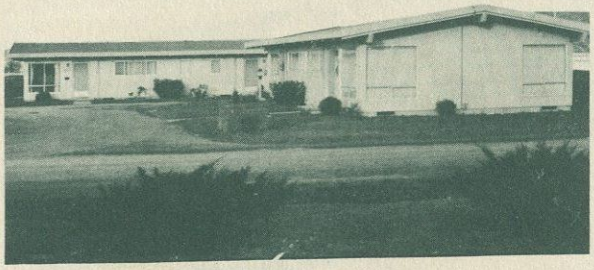
Width 44'-0"
Depth 25'-6"
1122 Square Feet

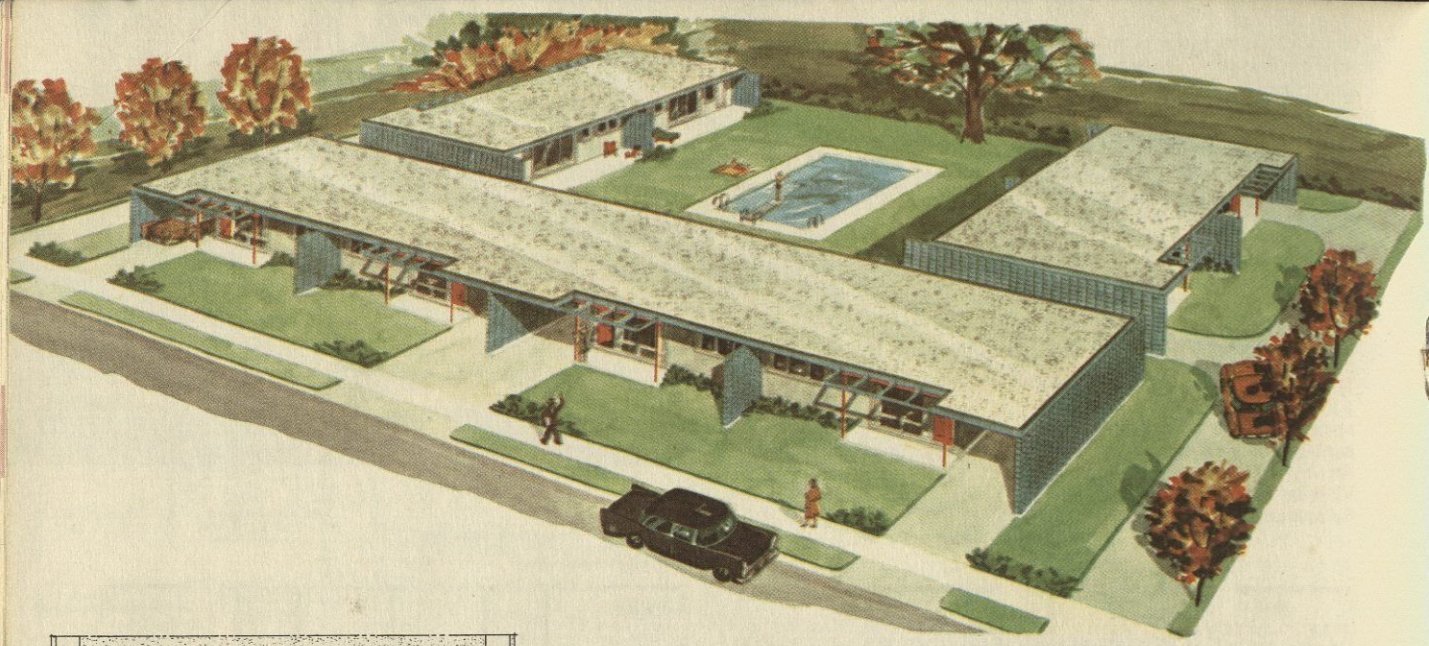


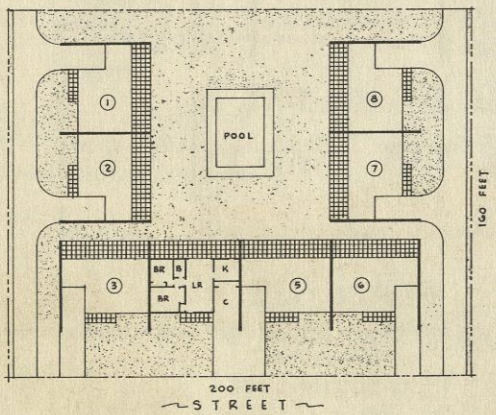
PLAN 525

Width 53'-0"
Depth 25'-6"
1356 Square Feet

three illustrations of plans 524 and 525 in actual construction

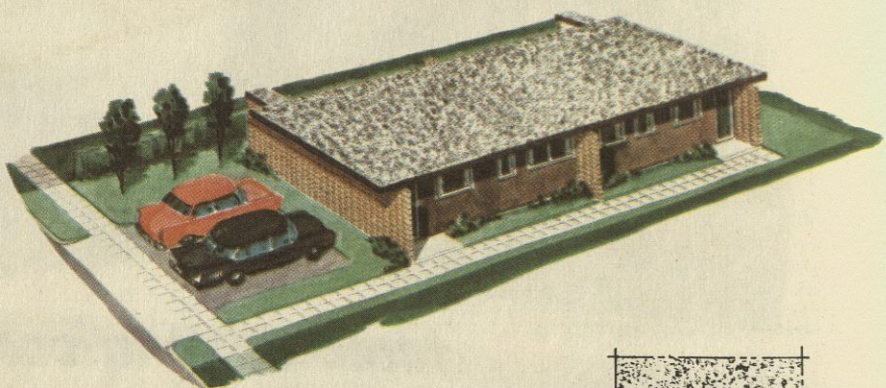






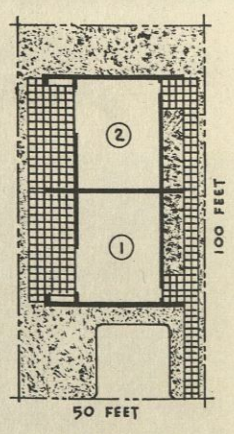
This bird's-eye view shows clearly how duplex plan 543-1A can be expanded to form a stylish eight-unit garden court. A layout like the elaborate one pictured can be built in relatively easy stages, one unit at a time, or as a single building project. This may depend on the building season, availability of work crews or the individual desire of the investor. Each unit of this size should command a rental income of well in excess of $100 per month in most areas. It would seem obvious that this, combined with the tax saving double depreciation method, would insure a more adequate return for the investment involved. Providing such rental-insuring extras as a swimming pool is entirely feasible in a court of this size. As shown in the plot plan at left this highly desirable arrangement can be erected with ample space for all of the facilities pictured including the patios and pool on a 200-foot site with 160 feet of depth. For a more detailed study of plan 543-1A as well as a more conventional hip roof, ranch style exterior version as represented by plan 543-2A, please turn to page 12 of this brochure.

Duplex plan 547-1A or its more conventional counterpart, 547-2A, can even be located on a 50x100-foot or smaller lot if turned endwise as suggested in the front and rear exterior views as pictured at right and below. The plot plan at lower right shows how both units plus adequate off-street parking facilities can be accommodated on the average inside city lot. Each compact unit, including large living-dining area, oversize bedroom, kitchen, bath and indoor-outdoor storage comprises an economical 676 square feet of floor space. For complete details of this plan in both its contemporary and ranch style versions, please refer to page 21 of this booklet.



ENTRANCE SIDE

PATIO SIDE



How to retire in easy stages

(Condensed from Practical Builder Magazine)

"If I built one of these for myself every year, I'd be building the best sort of annuity," says a prominent Midwest builder now completing his second multi-family dwelling unit.

The builder calls his unit an investor's dream. It can go on low-cost land; it's low-cost construction; it's designed for easy, economical maintenance; it can be built at the convenience of the builder and his subs to keep crews busy.

As proof of his conviction, he cited the following figures prepared by his auditors as the incentive for other contractors to consider construction of multiple family rental units:

COSTS:

$ 7,500	(current appraised value of lot)
37,500	(current cost of construction)
$45,000	(maximum cost to builder)

FINANCING:

$36,000	(80% mortgage obtainable; 5½%, 20 years; appraised at builder's cost)
$ 9,000	(maximum amount that builder has in the building, or lot plus $1,500 cash)

INCOME (GROSS):

$ 6,300	(annual gross income computed at rate of $35 per month per room, the building involved containing two 4-room and two 3½-room apartments)

EXPENSES:

$ 3,000	(principal and interest payments)
500	(real estate taxes)
500	(other expenses)
$ 4,000	(total expenses)

INCOME (NET):

$ 6,300	(annual gross income)
4,000	(total expenses)
$ 2,300	(annual net income)

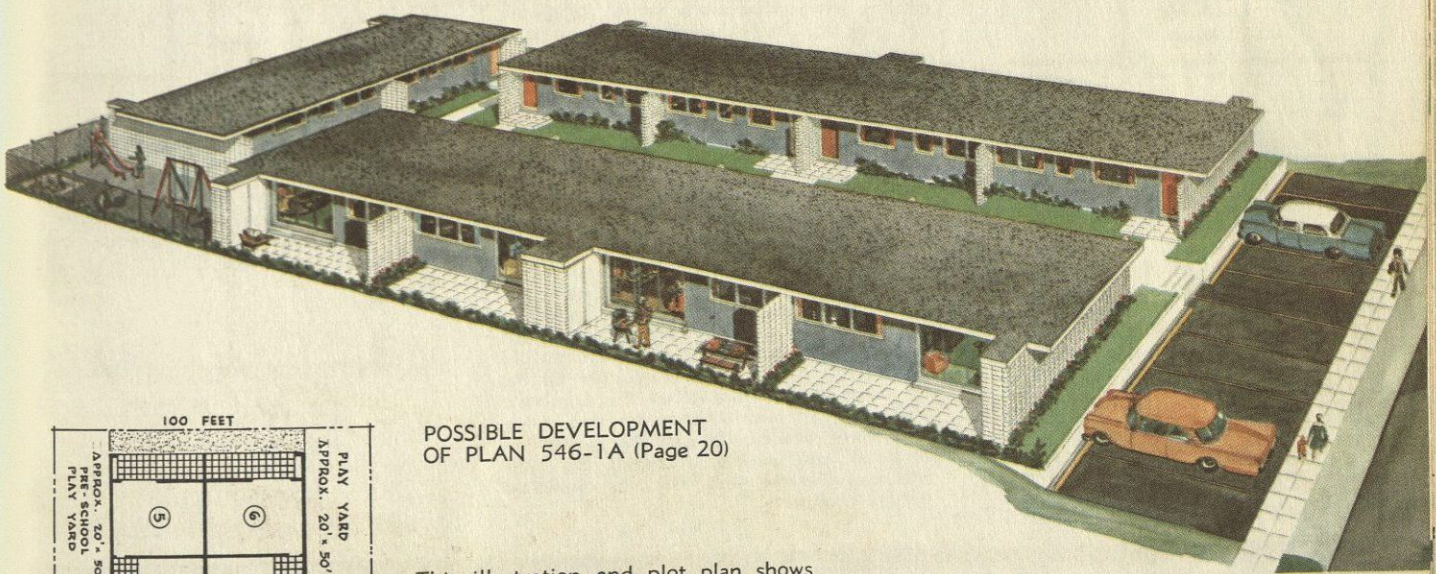
RETURN ON INVESTMENT:

In one year, the builder can have back his cash outlay over cost of lot. In three or four years the builder can have his total investment back. If he takes no cash out of the building, but adds the $2,300 to pay off additional principal, he can own the building free and clear within 10 years.

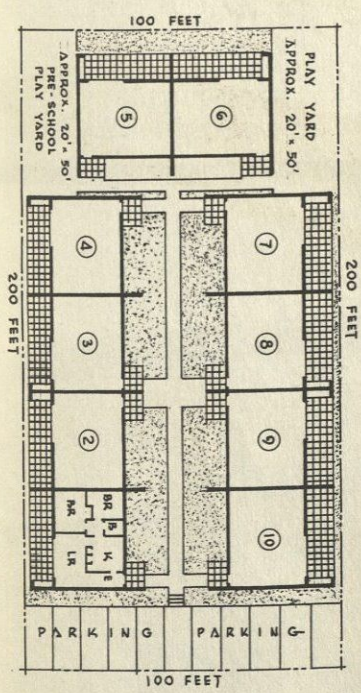
Or, this is the way he has tax-free dollars:

Estimating a 40-year life for the building, depreciation is 2½% per year. The permitted accelerated rate is 5%!

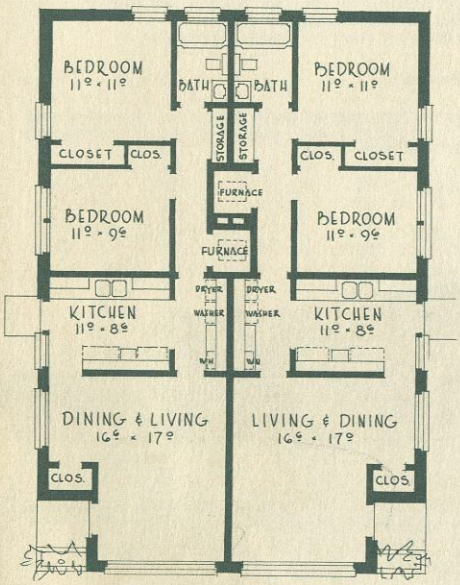
$ 1,875	(depreciation at accelerated rate on building at current cost)
1,900	(interest for first year of mortgage)
1,000	(annual expenses other than mortgage payments)
$ 4,775	(deductible)
$ 6,300	(annual gross income)
4,775	(deductible)
$ 1,525	(taxable income for first year of ownership; a tax counsel should be consulted for details and exact method of computing allowable depreciation)



POSSIBLE DEVELOPMENT
OF PLAN 546-1A (Page 20)



This illustration and plot plan shows how several duplexes, in this case a total of 10 in all, can be combined to form an elaborate and yet completely practical garden court layout of multi-family rental units. In this case plan 546-1A, which is described in greater detail on page 20 of this brochure, has been used to illustrate the effectiveness of court-style units. With such careful planning, it is possible to arrange all 10 units on a minimum 100x200-foot lot, yet retain ample space for individual patios, modest sized front yards and even sizable community play yards. Adequate off-street parking facilities are available at the front of the court for all 10 family automobiles. With each individual rental unit offering two bedrooms, living room, kitchen, bath and even an entrance hallway, the combined rental income should total well over $1,000 per month and insure a generous return on the original investment. Stylish contemporary version of these designs is both practical from the standpoint of easy, low-cost maintenance as well as reducing the overpowering, bulky feeling that such a large layout of living units sometimes presents. Full land utilization, a major consideration in these days of high land costs, is offered by this type of layout. This is another example of how efficiently multi-family living units can be utilized to insure a maximum return on the investor's dollar. As detailed at the top of this page, such multi-plex dwellings can pay high dividends for the builder-investor. The attractive combination of lower construction costs, incentive financing and tax savings is difficult to beat. Land of marginal value can be used to good advantage in planning such layouts as this. Locations near commercially zoned sites can be salvaged for such multi-plexes. Proximity to a school, for example, is considered ideal because of the excellent rental prospects teachers make. The special provisions incorporated into these individual plans for outdoor living makes them even more attractive to prospective renters, many of whom prefer the customized facilities of an individual home but, because of their work, find themselves unable to buy or build their own living quarters. Units combined into such elaborate layouts as this may be varied in size to include both one and two-bedroom plans for an even wider range of rental appeal.

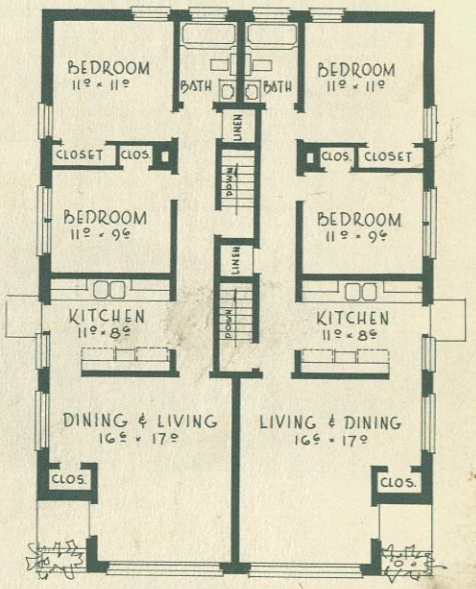


PLAN BA-527

Without Basement
Width 35'-2"
Depth 51-2"
842 Square Feet — Each Unit

Duplex plan 527 is one of those "hard-to-beat" designs that has withstood the test of years of widespread public acceptance. Arranged so that it can be placed conveniently on a minimum 50x100-foot inside city lot, it has a great deal to offer the prospective occupant: two bedrooms, bath, kitchen with outside entrance plus large living-dining room. Laundry space, individual heating units and ample storage are the extras that many rental prospects are seeking. Individual detached garages can be located to the rear of the units to provide the much sought off-street parking facilites.

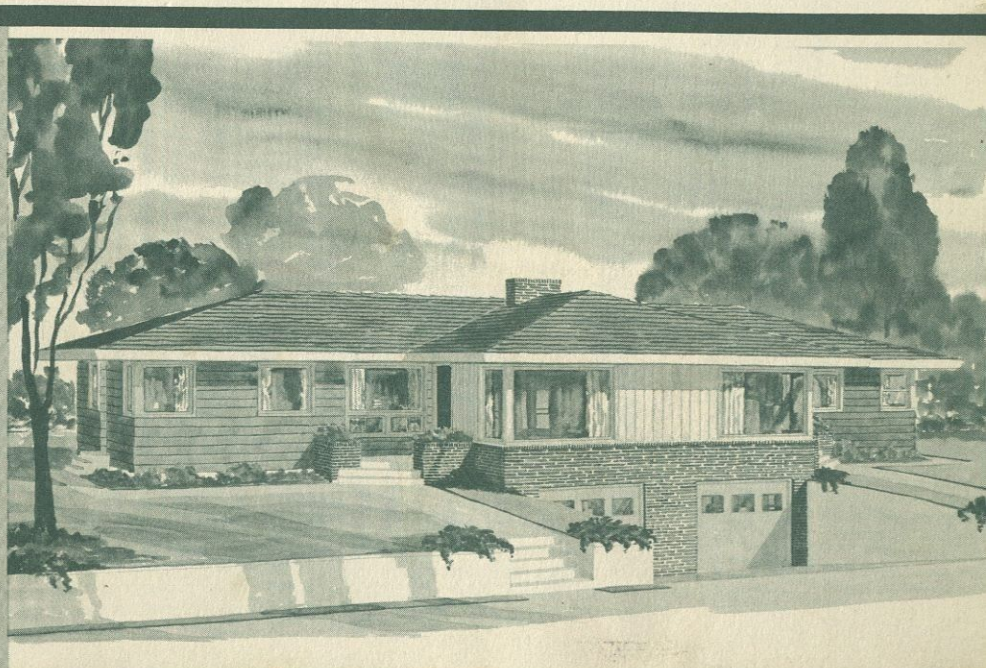
Plan BA-527 is offered without basement and probably serves the more popular role for the builder-investor. Where basement facilities are desired, plan B-527 has them available with the stairway easily accessible from the kitchen in place of heating and laundry equipment which can be located on the lower level. The exterior of this popular duplex is another sure-fire ingredient in its long-standing success story. Conventional, but ever popular style treatment includes hip roof, ranch lines with brick veneer for the ultimate in rental appeal on the one hand and low cost maintenance on the other. The home-like qualities of the design are obvious and widely accepted by both builder-investors and the all-important rental prospect.

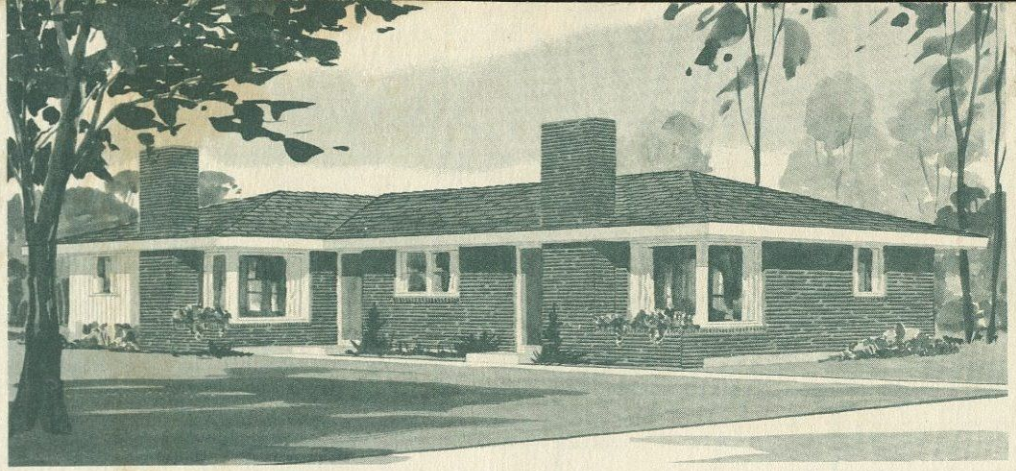


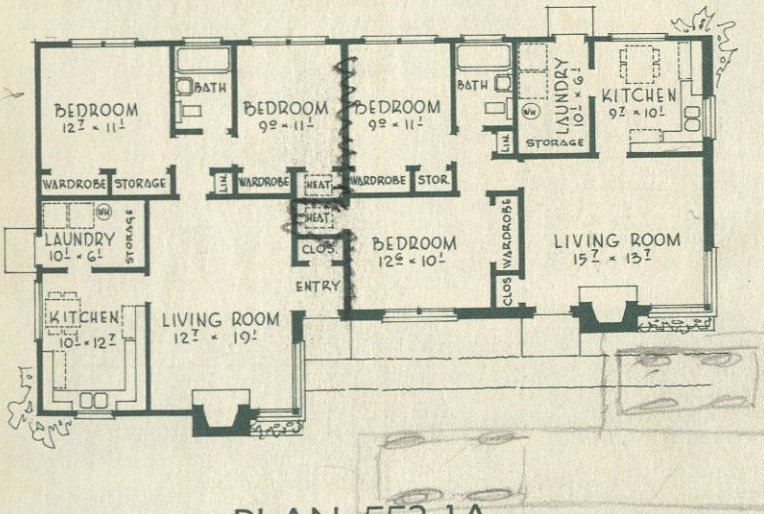
PLAN B-527

With Basement
Width 35'-2"
Depth 51-2"
842 Square Feet — Each Unit

Plan 526 is the answer to those seeking the next thing to individual family living quarters. Here is a style favorite that can be found in even more exclusive districts. Picture window treatment offers a truly luxurious outlook. Ranch styling with hip roof, brick veneer and a tasteful combination of horizontal and vertical siding plus the extras of planter boxes on each side of the front entry are the sure-fire ingredients that mean these units will always have a long waiting list of prospective tenants. Off-street parking is the ultimate in convenience, the garages being located below ground level with easy access to the upstairs through the basement stairway. A fashionable location is in order for this truly luxurious duplex, with its customized style details. Even the landscaping of this uncommonly beautiful structure is deserving of major consideration because of its long-term investment value to the owner-investor.



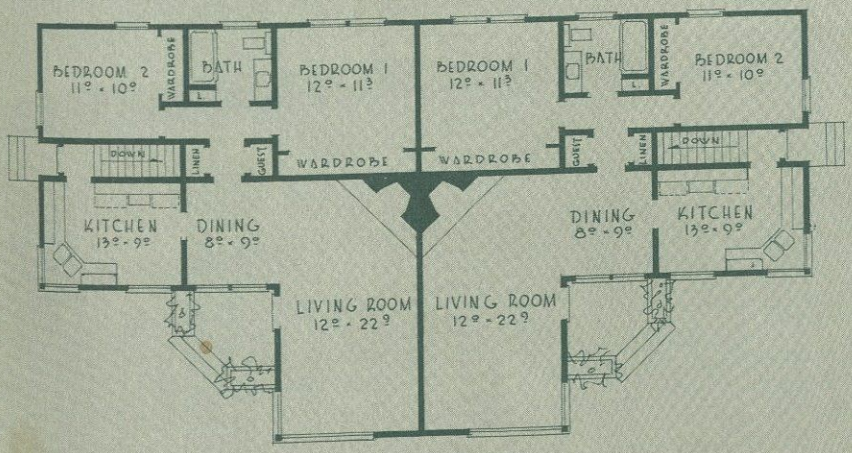




PLAN 552-1A

Width 34'-0"
Depth 60'-0"
1716 Square Feet

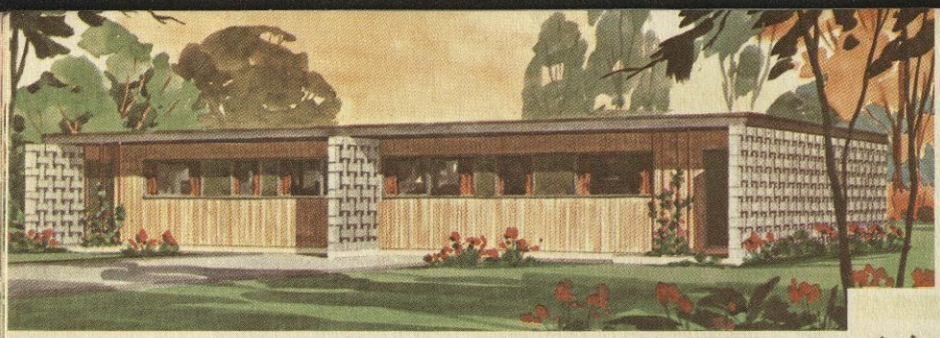
Step up to luxury living in this handsome duplex unit. Plan 552-1A has just about everything to offer the prospective occupant seeking home-like accommodations. Rooms of generous size, including a separate and well appointed laundry-utility area spell the big difference in interior planning. A fireplace serves as the focal point of the living room, a strictly unusual extra for rental property. This is one multi-plex dwelling that the builder can afford to splurge on originally because it can command extra rental dollars in the long run and always be assured of top flight rentability. From the exterior, quality is also readily apparent even to the passerby. The substantial look of brick veneer is displayed to full advantage by the designer. The froth and fluff has been eliminated and this straightforward style of widespread appeal takes hold of its conventional lines with a firm hand. Hip roof, concealed gutters, ranch styling are the chief ingredients that mean long-lasting popularity. Generous provisions for planter wells and beds alongside the front entrance add their special appeal. Here again the landscaping of this unit deserves special consideration from the builder-investor when you take into account the long-standing values to be obtained from a park-like setting as indicated in the designer's rendering above. Saving a few trees and providing spacious grounds may be in order in one location whereas placing the unit narrow way on a lot will be an advantage to those restricted to minimum sized property.



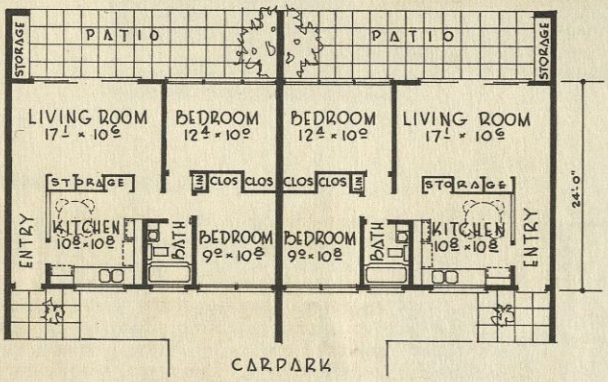
PLAN 526

Width 68'-6"
Depth 37'-9"
1994 Square Feet

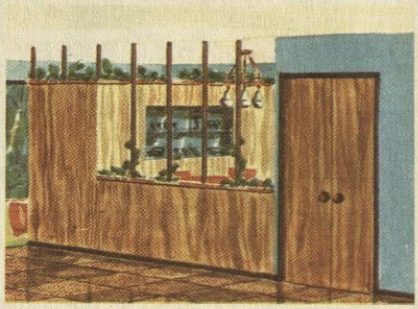
Moving inside plan 526 as represented by the floor plan at left, the spacious interior arrangement is readily apparent. Large, not merely generous sized, rooms are provided with all of the custom details which make this a truly luxury dwelling. Not many homes have comparable facilities. Consider the 12/0x22/9 living room with adjoining dining area. Most homes are restricted to less space. Likewise the bedrooms, 12/0x11/3 and 11/0x10/0, each with its own wardrobe closet space are more than adequate. Corner fireplace treatment serves both living and dining areas and captures the interest of visitors from the moment they cross the threshold. A straight approach to the basement from a back entry stairway solves many problems also. The kitchen with its corner sink, built-in appliance area and breakfast nook is all any "home" could provide.



This Design is
PLAN 546-1A
Width 62'-0"
Depth 38'-0"
720 Square Feet
Each Unit

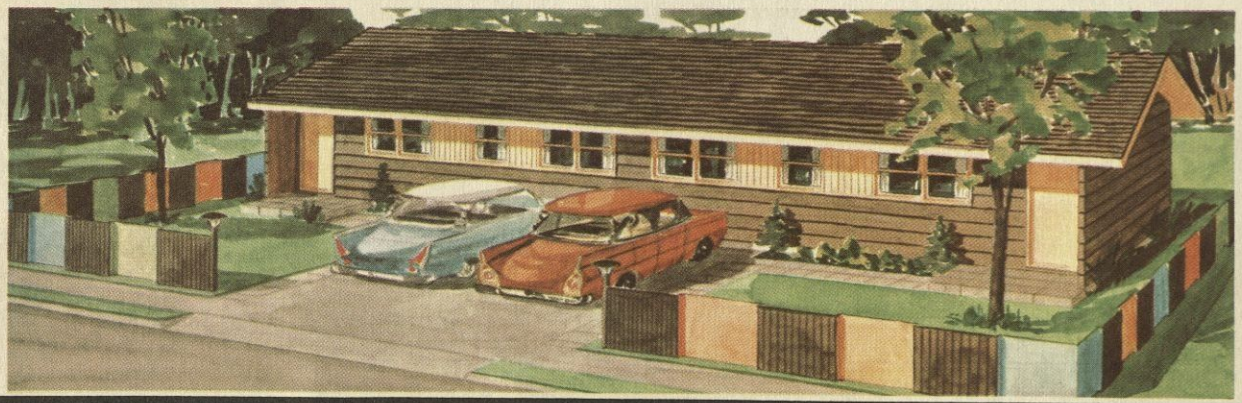


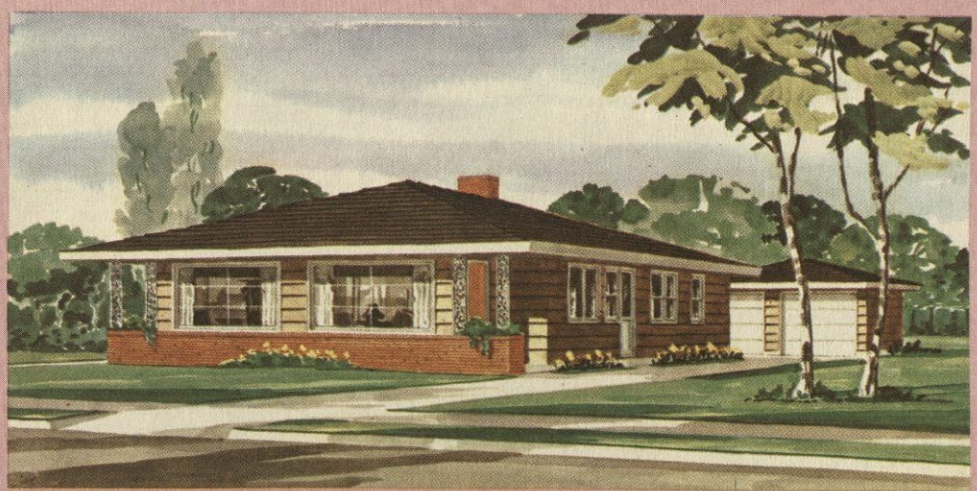
This Floor Plan with minor variations due to styling applies to both Plans



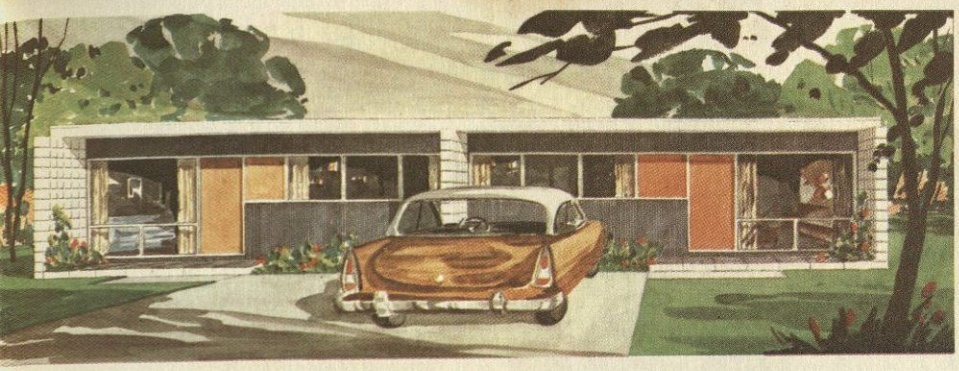
VIEW FROM ENTRY HALL
INTO DINING AREA

This Design is
PLAN 546-2A
Width 62'-0"
Depth 32'-0"
720 Square Feet — Each Unit





Ranch style rambler lines achieved with hip roof, horizontal siding and brick trim are popularity winning ingredients in the exterior appearance of plan 527. Picture windows add custom decorative touch.

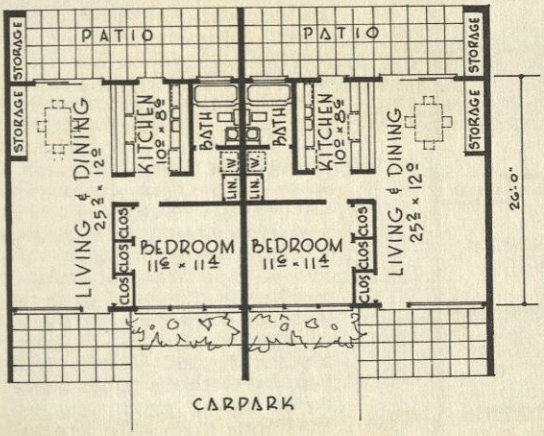


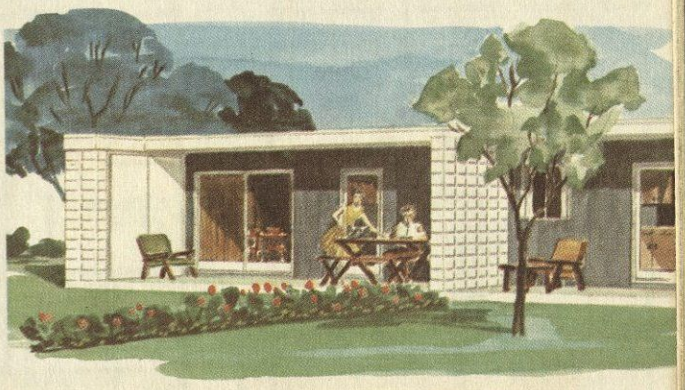
This Design is

PLAN 547-1A

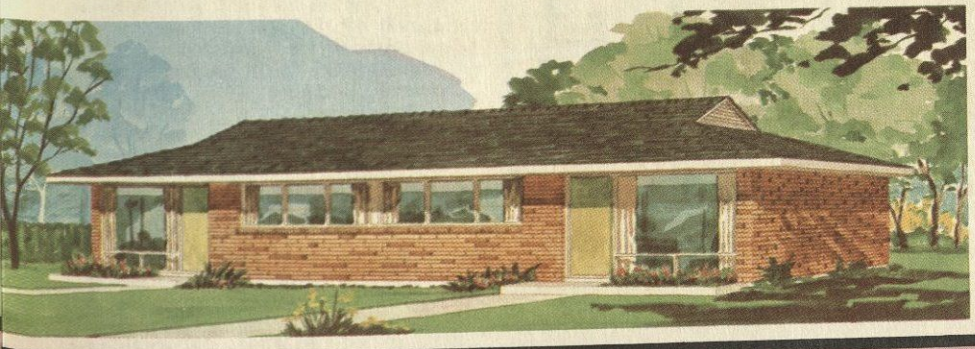
Width 54'-0"
Depth 42'-0"
676 Square Feet — Each Unit

An illustration of how to use this excellent small duplex plan on a minimum sized 50x100-foot lot may be found on page 16 of this brochure. Closer examination of the artist's renderings of this contemporary styled beauty at left, the patio detail below and the actual floor plan reveals the unquestionable value of this compact, one-bedroom unit. Here, in merely 676 square feet of area, is everything an individual renter could possibly desire.





PATIO VIEW PLAN 547-1A

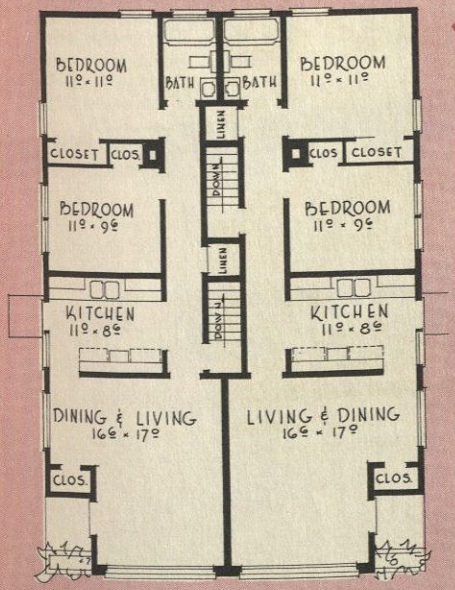


This Design is

PLAN 547-2A

Width 54'-0"
Depth 42'-0"
676 Square Feet — Each Unit

For those who lean toward more conventional styling, plan 547-2A offers the fashionable version shown at left. Unique roof treatment, brick exterior are the eye-catching ingredients of this ranch style design. Individual patio facilities are available to the rear of each unit to increase its popular appeal.



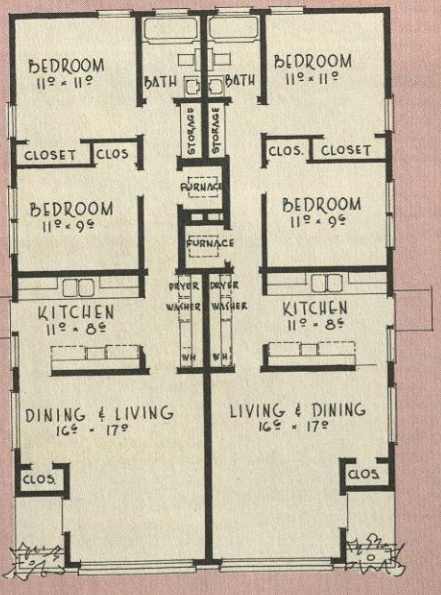
PLAN 527

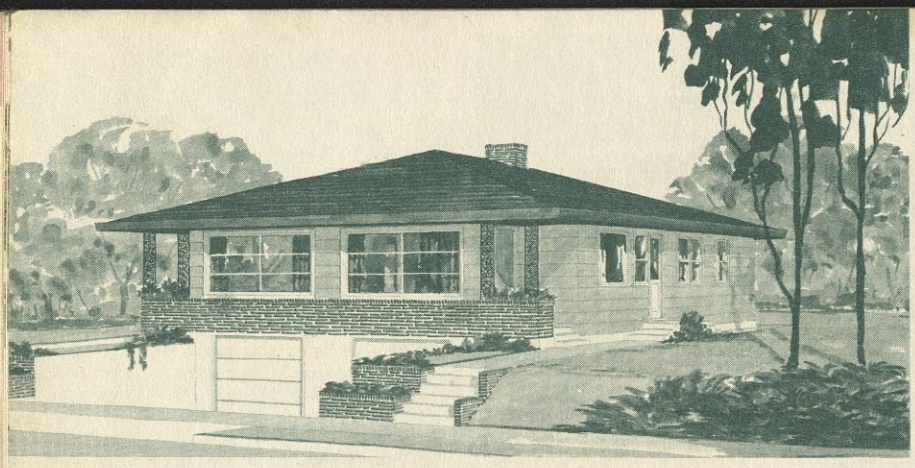
Width 34'-6"
Depth 50'-6"
842 Square Feet — Each Unit

Designed for a narrow city lot, plan 527 and 527-A as shown by the floor plans at left and the artist's rendering of the exterior on the facing page will suit many a builder-investor's needs. Available with or without basement, the plan incorporates most of the essentials for comfortable duplex living. The exterior with its ranch styling as represented by hip roof, horizontal siding and brick trim is an almost never-fail favorite of owners and renters alike. The interior offers complete, homelike living facilities including two adequate sized bedrooms, kitchen, bath and living-dining space comparable to those found in many single family dwellings.

PLAN 527-A

Width 34'-6"
Depth 50'-6"
842 Square Feet — Each Unit

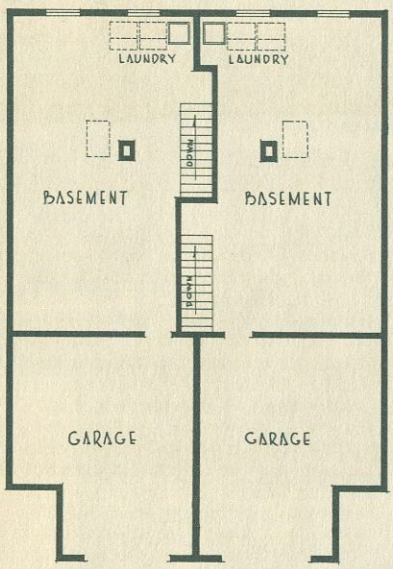




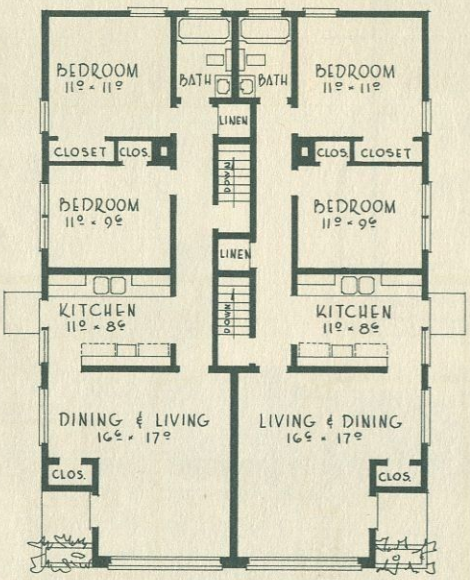
PLAN G-527

Width 34'-6"
Depth 50'-6"
842 Square Feet
Each Unit

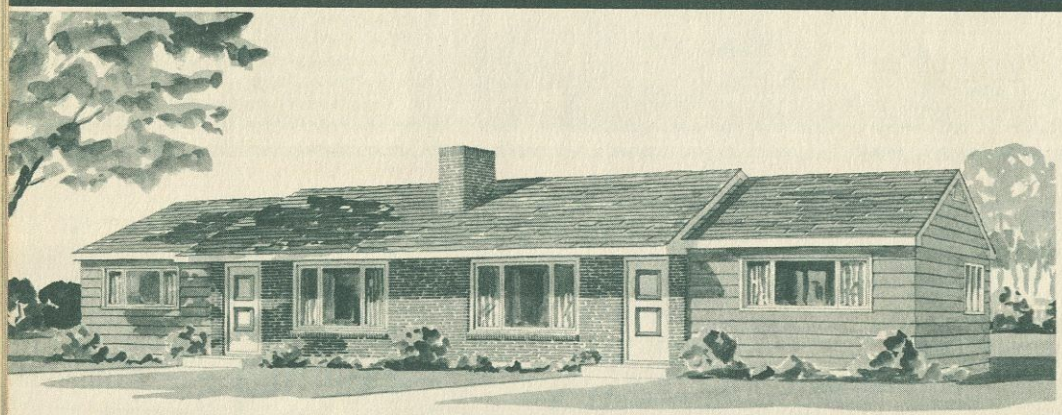
Here's the answer for those searching for a two-bedroom duplex with basement and garage facilities suitable for use on a minimum 50x100 city lot. Living accommodations are complete with two ample sized bedrooms, bath, kitchen and living-dining space. The basement contributes room for laundry facilities plus heat and storage space deluxe. Tucked conveniently under the living-dining area in the basement level are the garages with ready access to the street. An inside entrance through the basement eliminates the frantic dash between house and garage during stormy weather. A convenient side-door entry through the kitchen takes care of service calls without tracking through the living-dining area. Closet space is more than adequate with special provision in each bedroom plus the traditional linen closet and a place near the front entry for guests' coats. All this is in addition, of course, to the generous allotment of space for bulky items in the basement. Stylewise the exterior of plan G-527 conforms to popular demand with its ranch lines. Hip roof with concealed gutter, horizontal siding, brick trim, decorative front entry posts and a generous allowance for planter beds adds up to the "most wanted" style features. Obviously plan G-527 will hold maximum appeal to the builder-investor with a narrow city lot in mind for his multi-family living unit. A site otherwise passed up during the land rush of the early 50s might now be reclaimed with a handsome return with this plan.



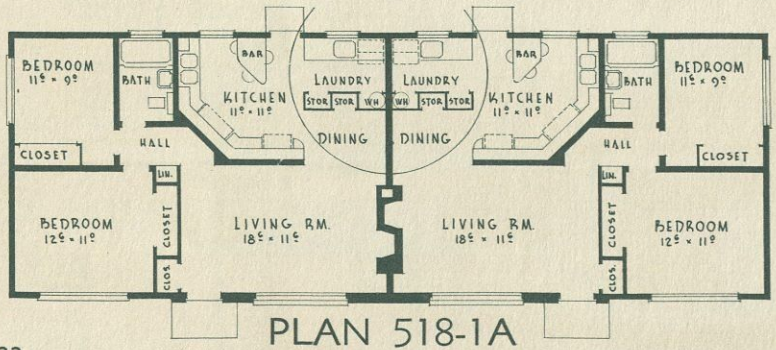
BASEMENT PLAN



FLOOR PLAN

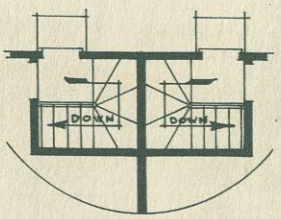


It's common knowledge that it's the kitchen that sells the housewife and the housewife does the buying. In which case plan 518-1A should be a hit with the ladies. Here's a kitchen with the appeal of a custom installation. For those who prefer the basement version of this plan, there's plan 518-1 which substitutes a stairway as shown below in place of the laundry room and storage cabinet.



PLAN 518-1A

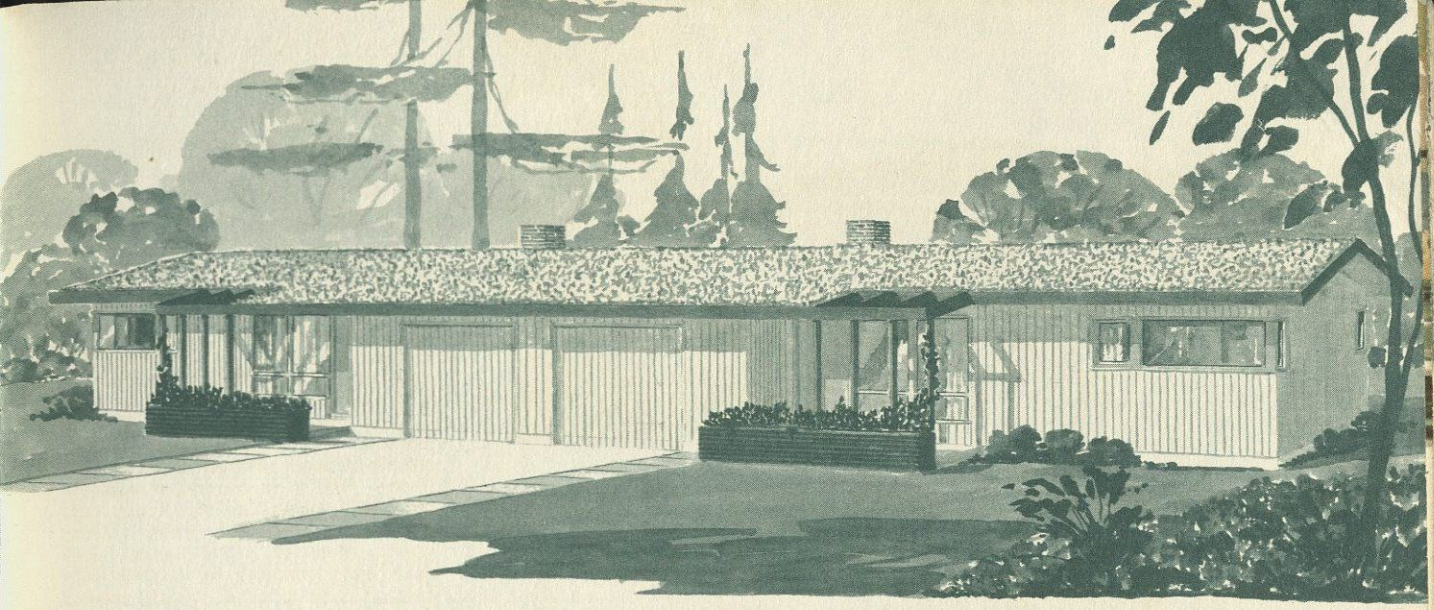
Without Basement

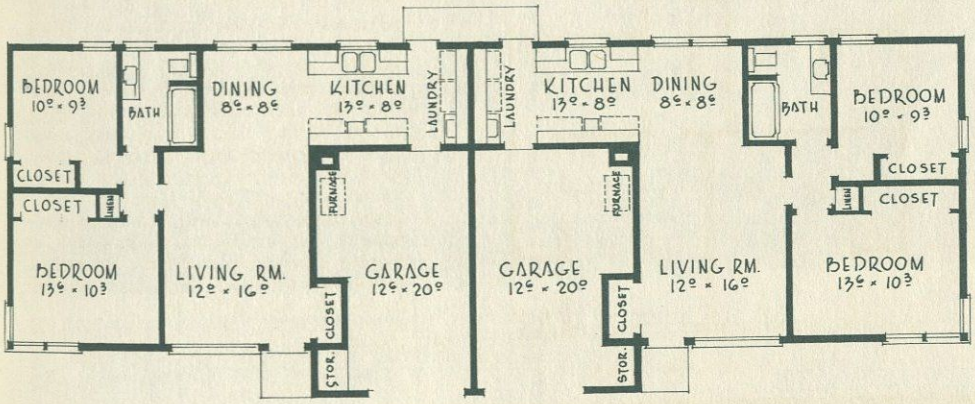


Width 68'-8"
Depth 24'-0"
1648 Square Feet

PLAN 518-1

With Basement





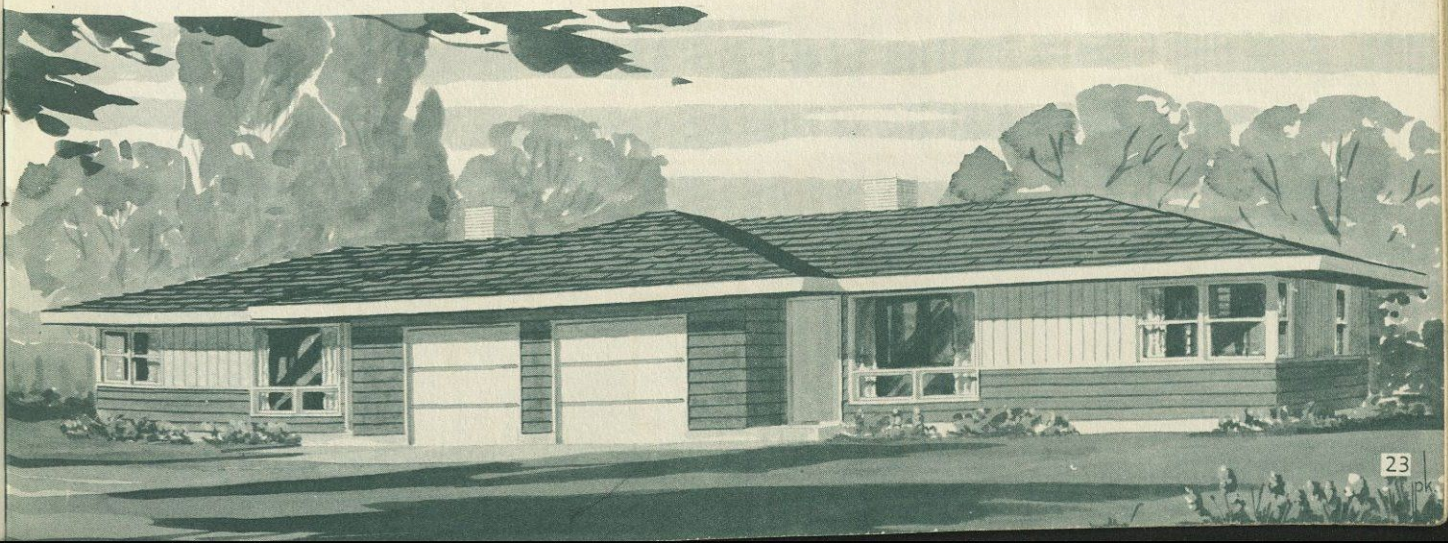
FLOOR PLAN

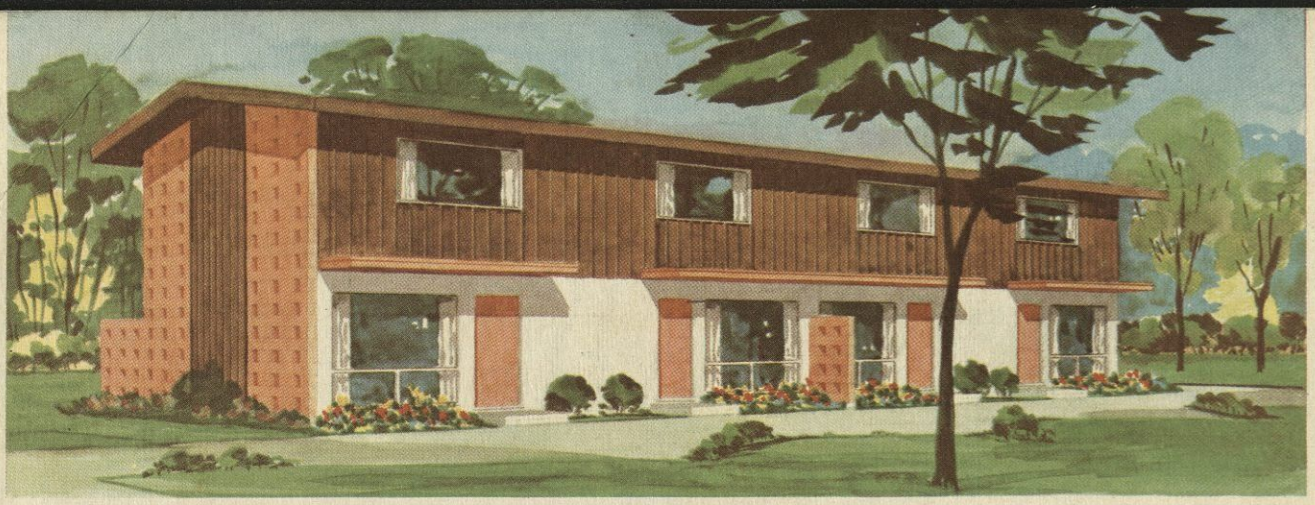
Width 79'-6"
Depth 29'-6"
818 Square Feet
Each Unit

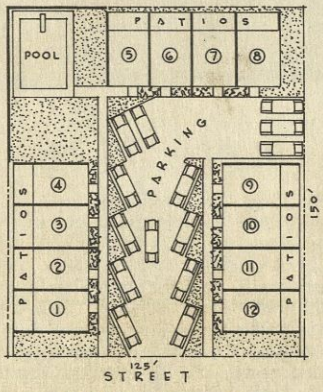
PLAN 523-2A

The long, low sweeping lines of a residential rambler is captured by the designer in plan 523-2A and 523-3A, the former a sleek contemporary and the latter an ever-popular ranch version. Stylewise the contemporary as shown above displays its functional advantages in good taste. A low-pitched, built-up roof, concealed gutters, the beauty of plain vertical siding and a decorative front entry treatment that includes brick planter and a fashionable series of posts are the ingredients used to stylize plan 523-2A. The ranch version pictured below is almost universal in its appeal. A skillful combination of vertical and horizontal siding, hip roof with wide, protective overhang and a special effort to utilize the decorative effects of the windows makes this sure-fire in its appeal. Here again, the designer has placed the garages up front where they belong for the convenience of the motorist. The interior arrangement speaks for itself as shown at left.

PLAN 523-3A



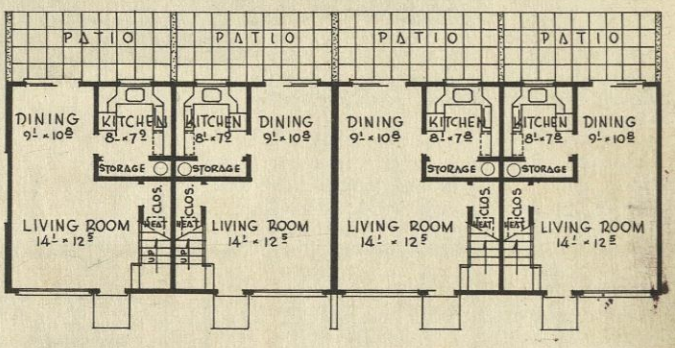




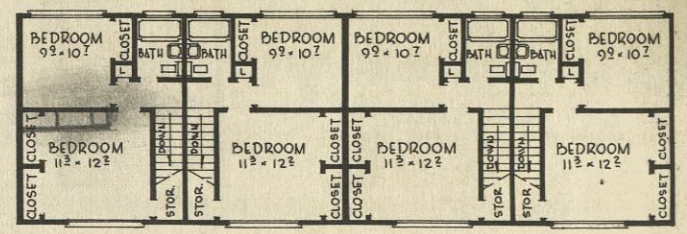
12 Units and Pool
125x150 lot

SUGGESTED LAYOUTS

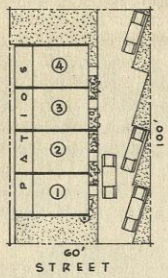
The versatility of plan 548 in meeting the requirements of those desiring to invest in multi-family living quarters is shown in the accompanying layouts at left and below. Various combinations can be used: 12 units and a pool on a 125x150 lot; 8 units on a 100x100 site, and 4 units on a 60x100 lot, each with ample provisions for off-street parking.



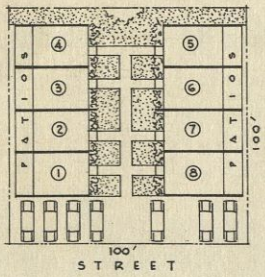
FIRST FLOOR PLAN



SECOND FLOOR PLAN



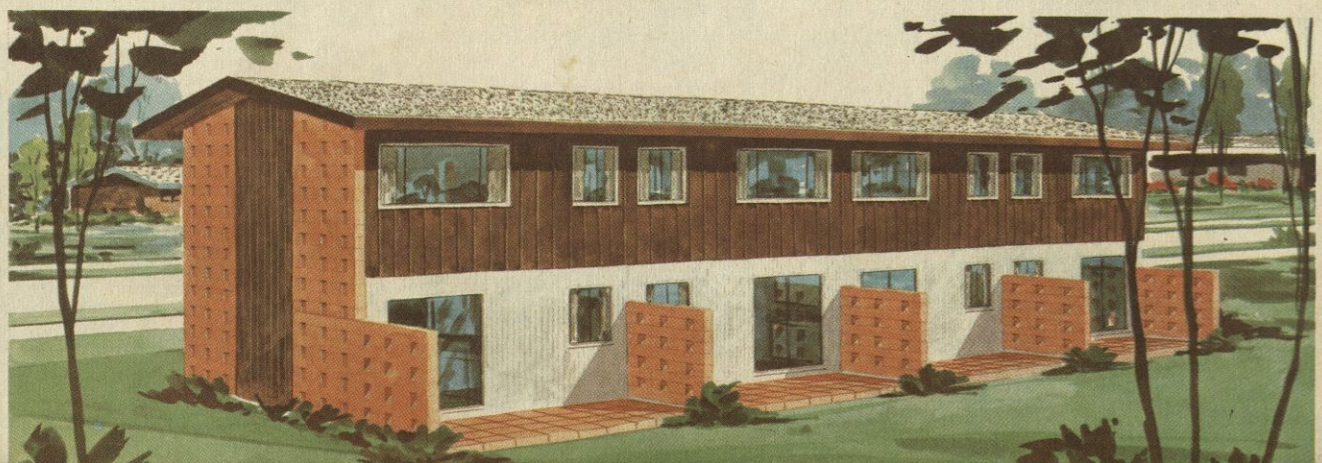
4 Units
60x100 lot

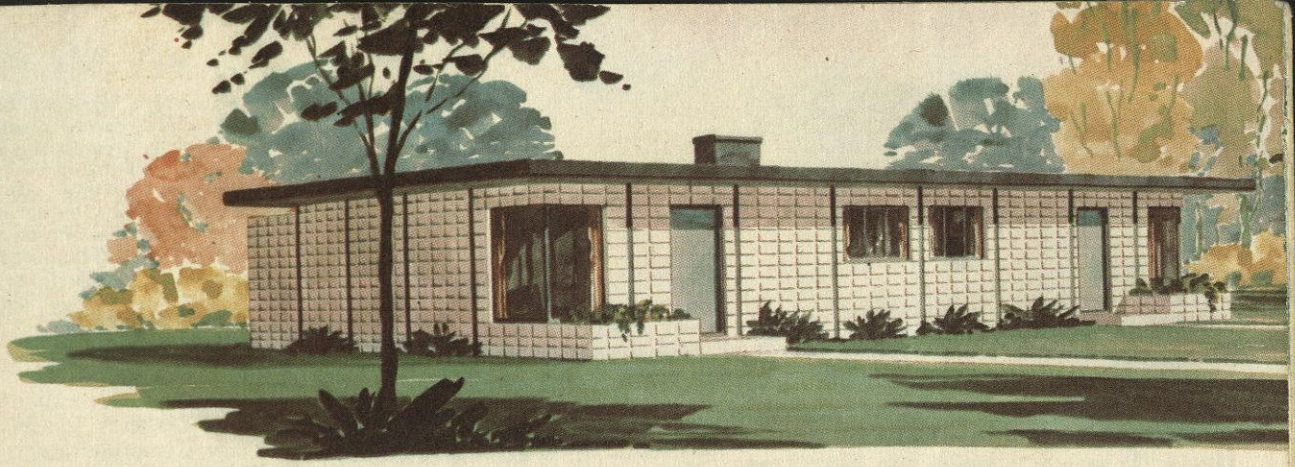


8 Units
100x100 lot

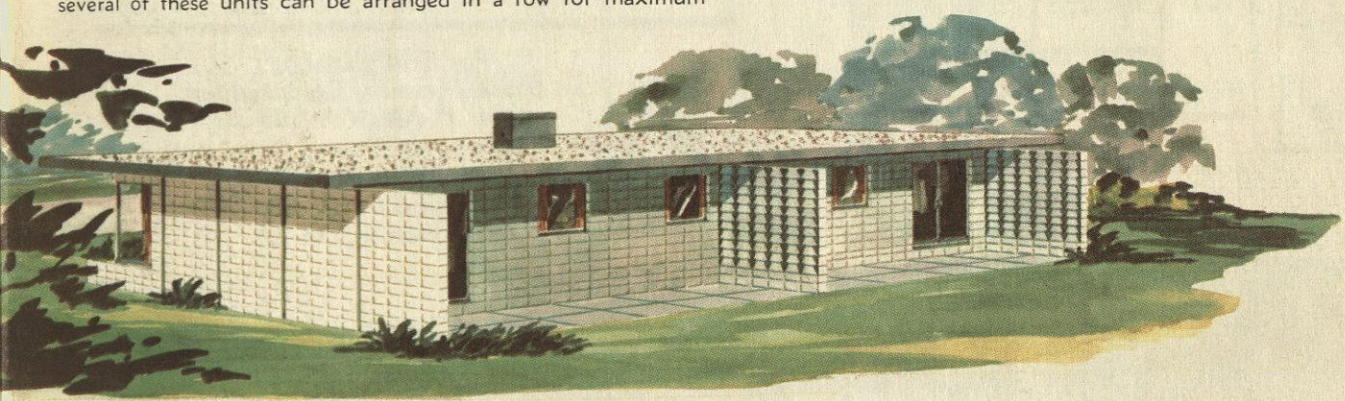
PLAN 548

Width 73'-0"
Depth 24'-0"
First Floor Area 1652
Second Floor Area 1652
Each Unit Area 826
Total Area 3304





Shown in block masonry construction but also available in brick veneer or frame treatment, plan 534 is a versatile one-bedroom duplex that can be combined into an attractive and practical court arrangement. The contemporary styling is adaptable to a variety of site situations. By utilizing the optional carport, several of these units can be arranged in a row for maximum land usage. Decorative exterior treatments can be used to harmonize or contrast with the surrounding countryside. Individual patios take advantage of the outdoor living desires of the occupants. Walls or screens separate terrace areas, maintain semi-private facilities for each.



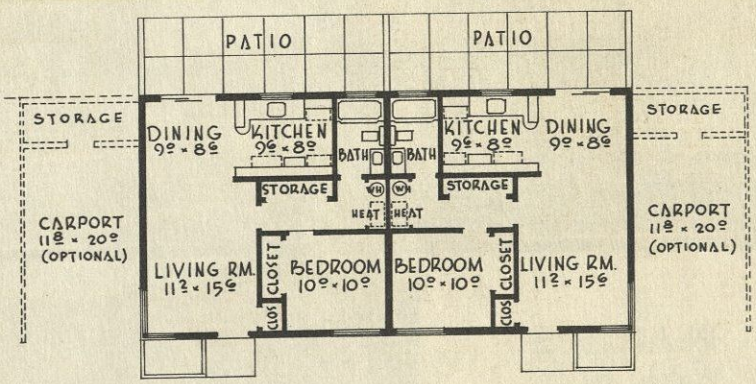
THIS PLAN IS AVAILABLE IN THREE TYPES OF CONSTRUCTION

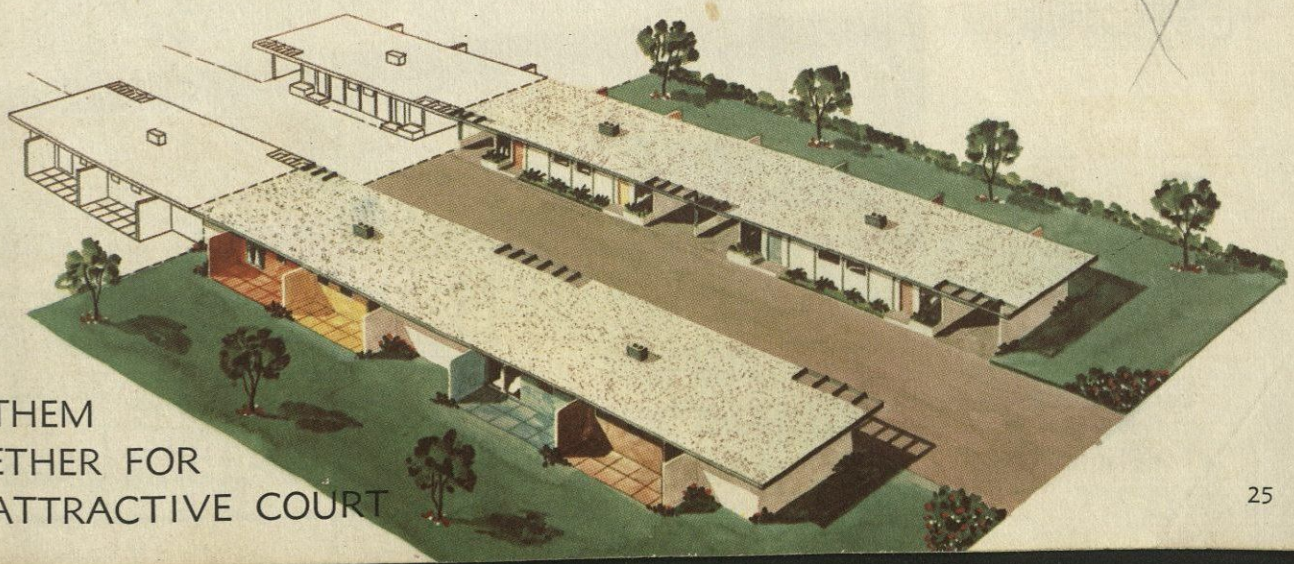
For Block Masonry Construction
order PLAN MA-534

For Brick Veneer on Frame Construction
order PLAN BA-534

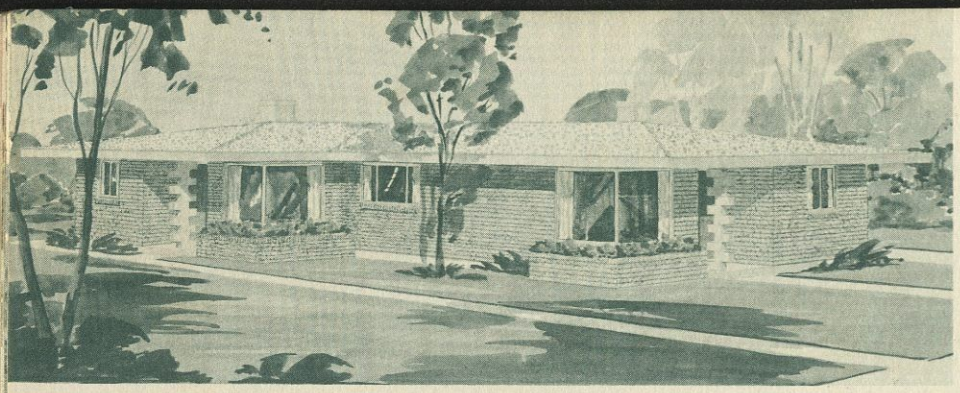
For Wood Siding on Frame Construction
order PLAN 534-A

Width 50'-0"
Width with Carports 74-0"
Depth 25'-4"
1265 Square Feet
(Each Unit 632.5')

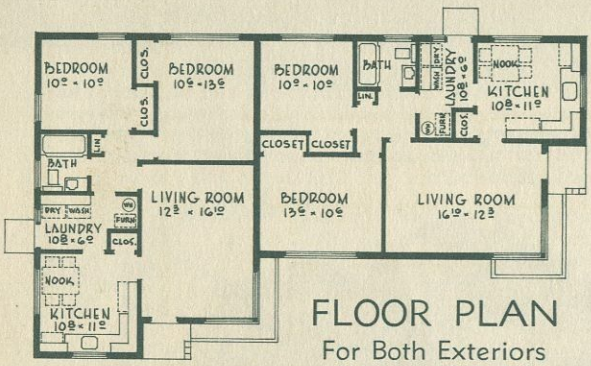




TIE THEM TOGETHER FOR AN ATTRACTIVE COURT



Excellent flow of room traffic from kitchen through laundry and into bath or bedrooms has been made possible without crossing the living room in either one of these duplex units. Plan lends itself to excellent use on either inside or corner building sites.

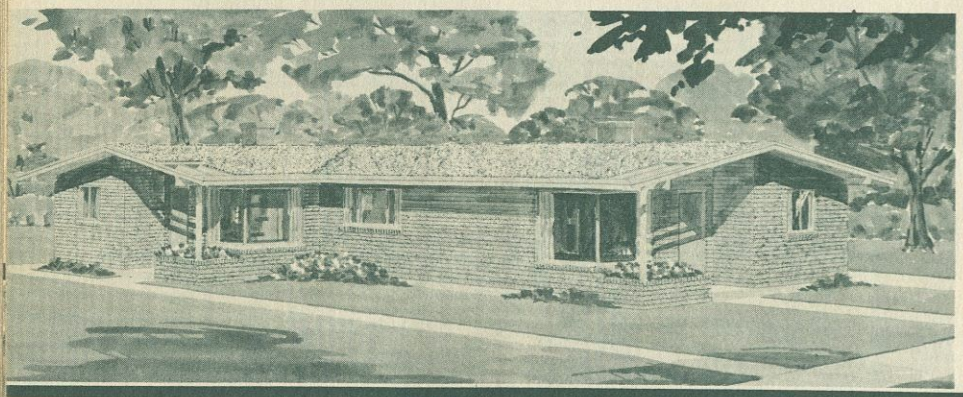


FLOOR PLAN

For Both Exteriors
Width 36′-0″
Depth 60′-0″
1660 Square Feet

For This Exterior
in Block Masonry Construction
order PLAN MA-535-1
in Brick Veneer on Frame Construction
order PLAN BA-535-1
in Wood Siding on Frame Construction
order PLAN 535-1A

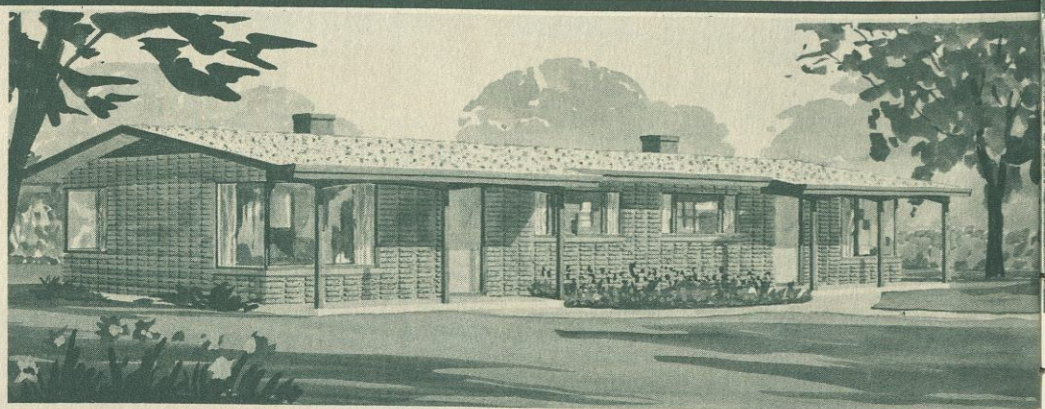
For This Exterior
in Block Masonry Construction
order PLAN MA-535-2
in Brick Veneer on Frame Construction
order PLAN BA-535-2
in Wood Siding on Frame Construction
order PLAN 535-2A



Main entries have been located to insure privacy and convenient access to living rooms. Windows of living rooms do not face each other but instead have unimpaired view of garden. Laundry rooms are served by convenient service entry and sidewalk to rear garden quarters.

PLAN 533

Width 60′-0″
Depth 25′-4″
1560 Square Feet

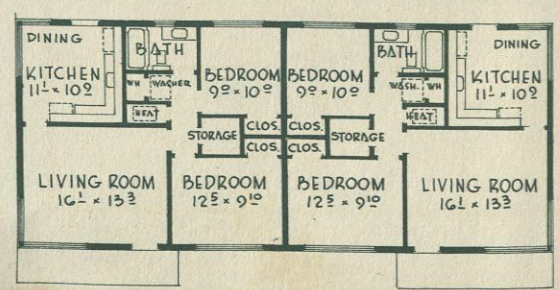


THIS PLAN IS AVAILABLE IN THREE DIFFERENT TYPES OF CONSTRUCTION

For this Plan in Block Masonry Construction
order PLAN MA-533

For Plan in Brick Veneer on Frame Construction
order PLAN BA-533

For Plan in Wood Siding on Frame Construction
order PLAN 533-A



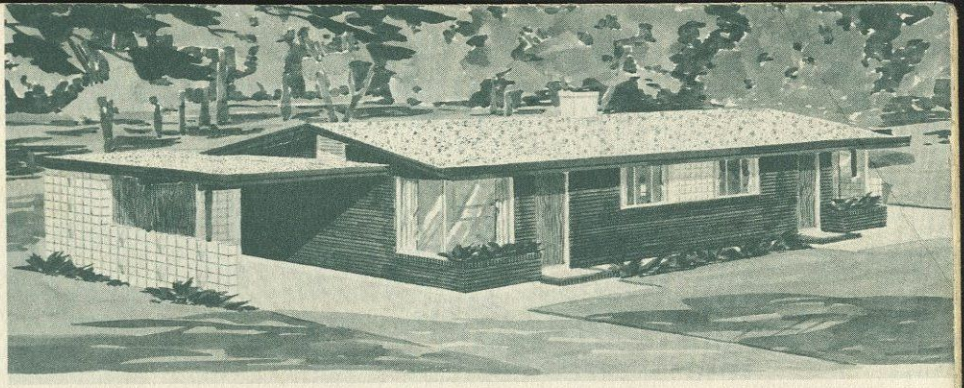
PLAN 538

Width 72'-8"
Depth 33'-4"
1265 Square Feet

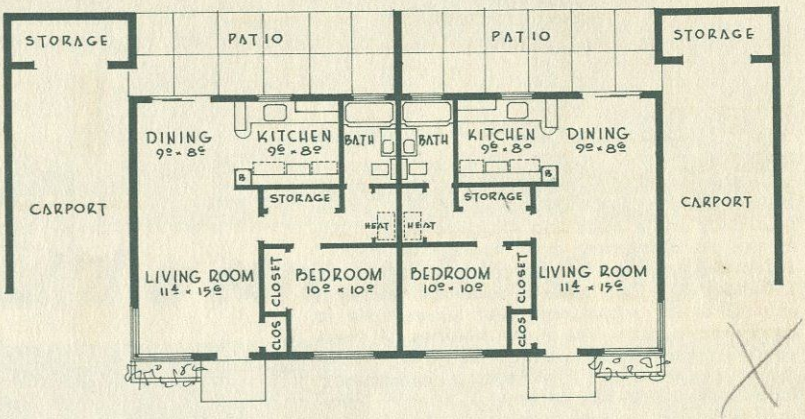
For this Plan in Block Masonry Construction, order PLAN MA-538

For this Plan in Brick Veneer on Frame Construction, order PLAN BA-538

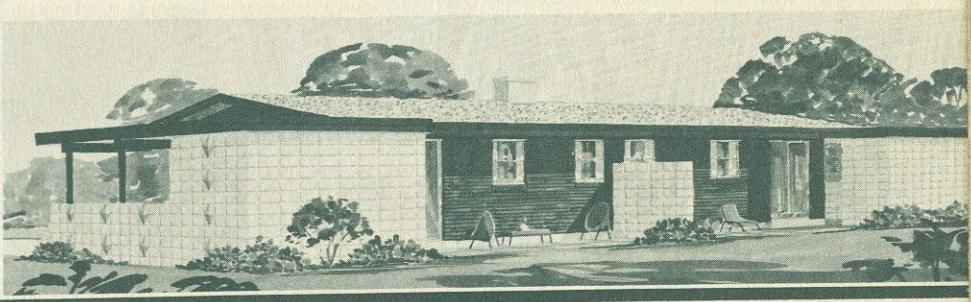
For this Plan with Wood Siding on Frame Construction, order PLAN 538-A

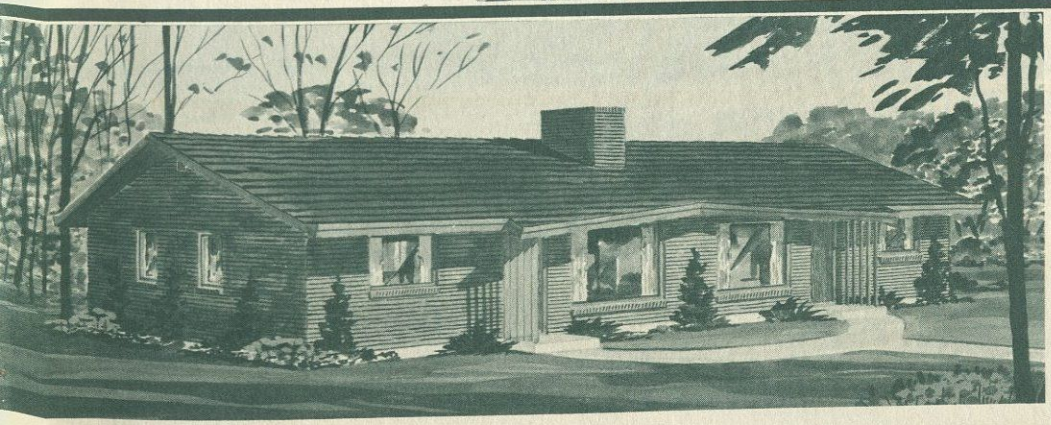


This one bedroom duplex offers all the glamour of studio living. Accent on out-of-door living has been emphasized in the creation of a partially covered and protected patio. Notice the contrasting effect of using two different kinds of block masonry for exterior walls. Economy minded building investors will agree to the use of the simplified plumbing tree serving both bathrooms. Note the attractive manner in which carport storage has been provided.



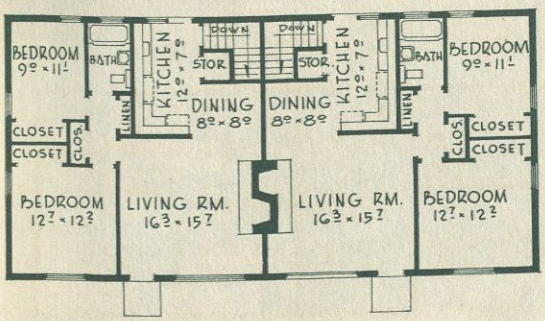
THIS VIEW SHOWS THE PRIVATE PATIO ARRANGEMENT FOR PLAN 538. NOTE HOW THE CARPORT OFFSET FORMS A PROTECTIVE WINDBREAK





PLAN 532

Width 60'-0"
Depth 30'-0"
1800 Square Feet



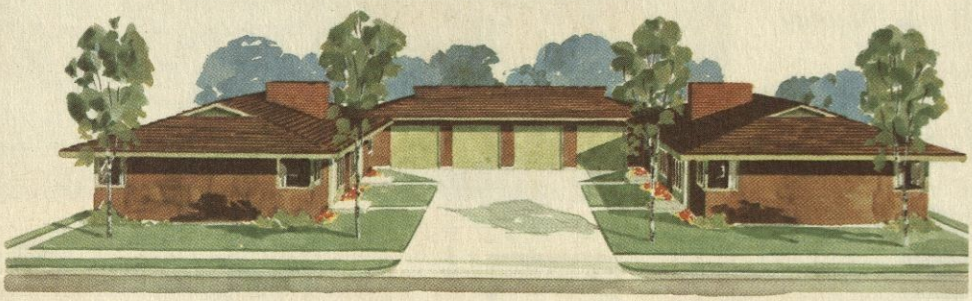
This Plan is available in three different types of construction

For Plan in Block Masonry Construction order PLAN M-532

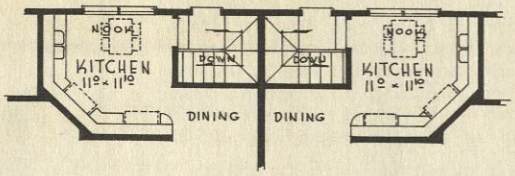
For Brick Veneer on Frame Construction order PLAN B-532

For Wood Siding on Frame Construction order PLAN 532

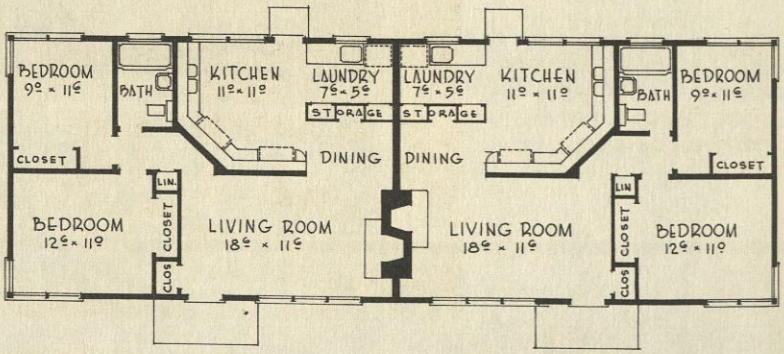
an excellent plan with



Plan 518-A lends itself nicely to an attractive court arrangement where the size of available land permits. As shown in the drawing above four units and a matching structure at the rear of the spacious entry drive for the occupants' automobiles makes a handsome layout for a smart suburban site. The plan with its alternate version (518) for a basement unit leaves little to be desired in home-like living qualities. A massive fireplace wall dominates the living room-dining area as desired in most luxury apartments. Rooms with home-like proportions simplify family living as well as entertaining. The 11/6x18/6 living room with guest closet and adjoining dining area will accommodate all but the largest of parties when desired. The centrally located bathroom serves both bedrooms and the living area with few lost steps. Corner windows provide cross ventilation and ample amounts of natural light and view for both bedrooms. Closets are generous in size and combined with the unique storage wall in the kitchen-laundry area spell out an attractive asset to this plan. The kitchen-laundry area or its alternate with basement stairway in place of utilities is perhaps the center of attraction in this unique plan. A more detailed discussion of this feature is handled at the bottom of the page. Shown on the facing page are a series of exterior treatments available for plan 518. Together with the version offered on page 22, the choice is virtually unlimited. Plan 518-2 has the flair of a custom design with its specialized roof treatment, vertical siding, colorful wall panels. Plan 518-3 stresses the simplicity and straight-line design of the gable roof. In each case wide, protective roof overhang accents the style. Plan 518-4 utilizes the hip roof, horizontal siding and brick trim for the popular ranch styling.



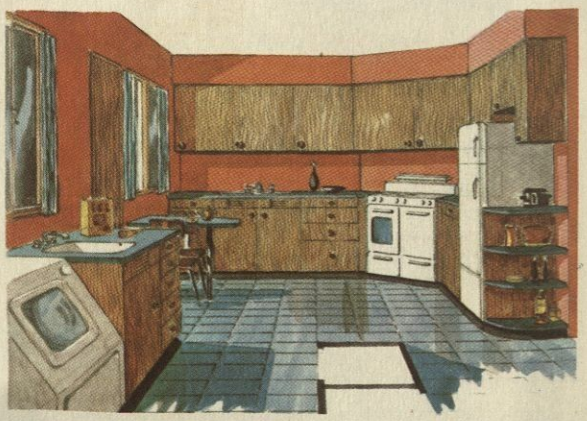
STAIR ARRANGEMENT FOR BASEMENT PLAN



PLAN WITHOUT BASEMENT

Width 68'-8"
Depth 24'-0"
1648 Square Feet

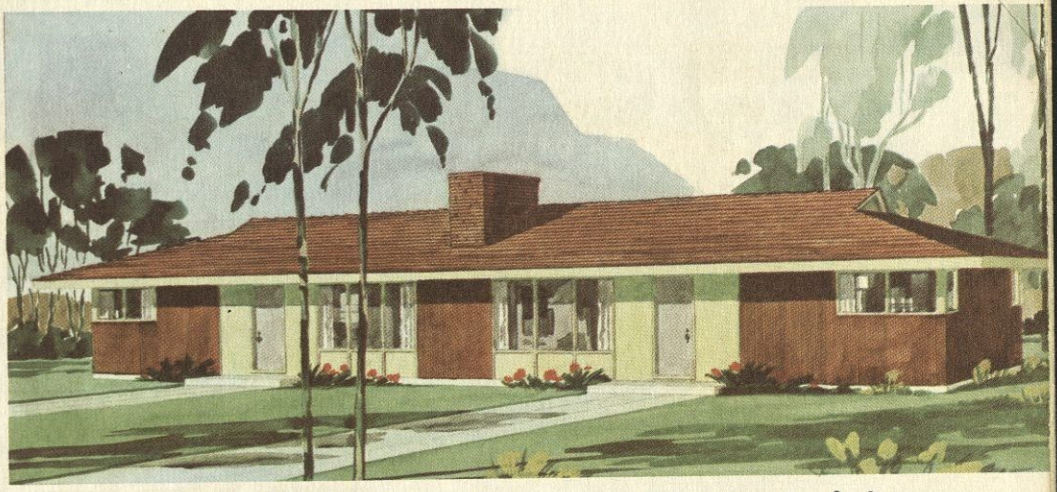
Not many small apartments can boast a customized kitchen like the one shown at right for plan 518-A. In this instance the designer took the liberty of removing the all-important storage wall to show off the full scope of this delightful area. The interesting curved wall in the background houses all of the meal preparation aids required by any homemaker including double sink, range and refrigerator. A sizable number of overhead and base cabinets including the corner knicknack shelves take care of the storage problem for utensils. Generous sidelighting illuminates the whole area including the nook with space for four. In the foreground at left is the compact, but highly efficient laundry area with space for an automatic washer plus sink and storage compartments. The missing storage wall completes the setting with two closets opening to the kitchen-laundry and one facing to the dining area. If it takes a kitchen to capture a woman's heart, here, undoubtely, is the kitchen to do it.



three attractive exteriors

For this Exterior with Basement order PLAN 518-2

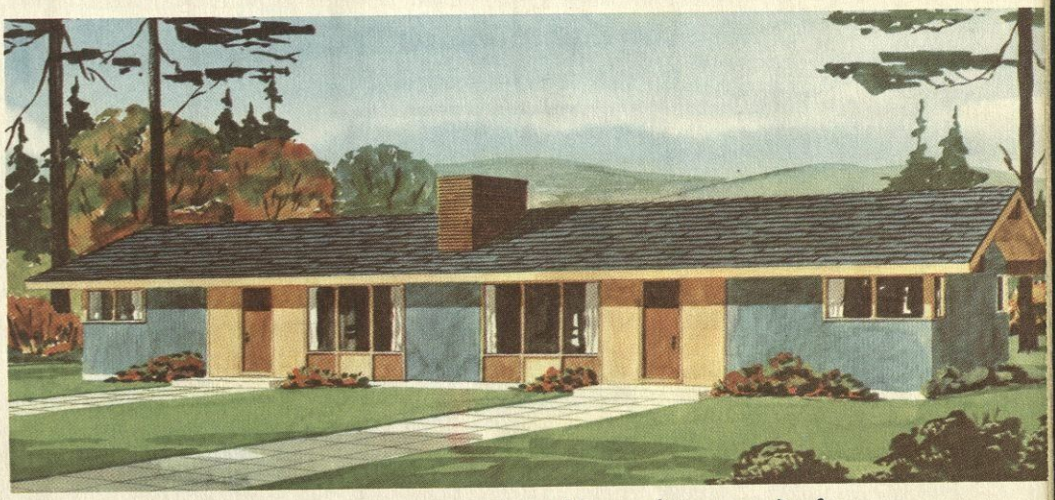
For this Exterior without Basement order PLAN 518-2A



....build a streamlined hip....

For this Exterior with Basement order PLAN 518-3

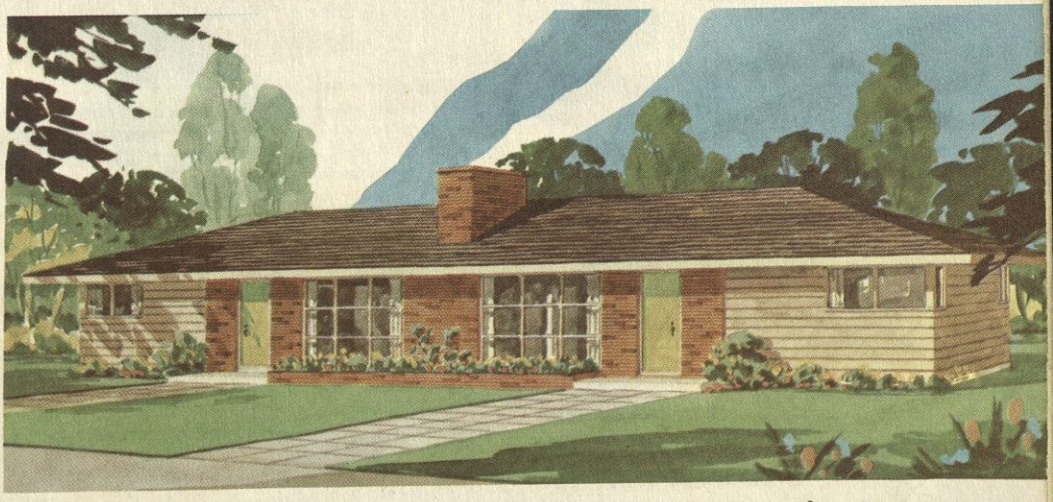
For this Exterior without Basement order PLAN 518-3A



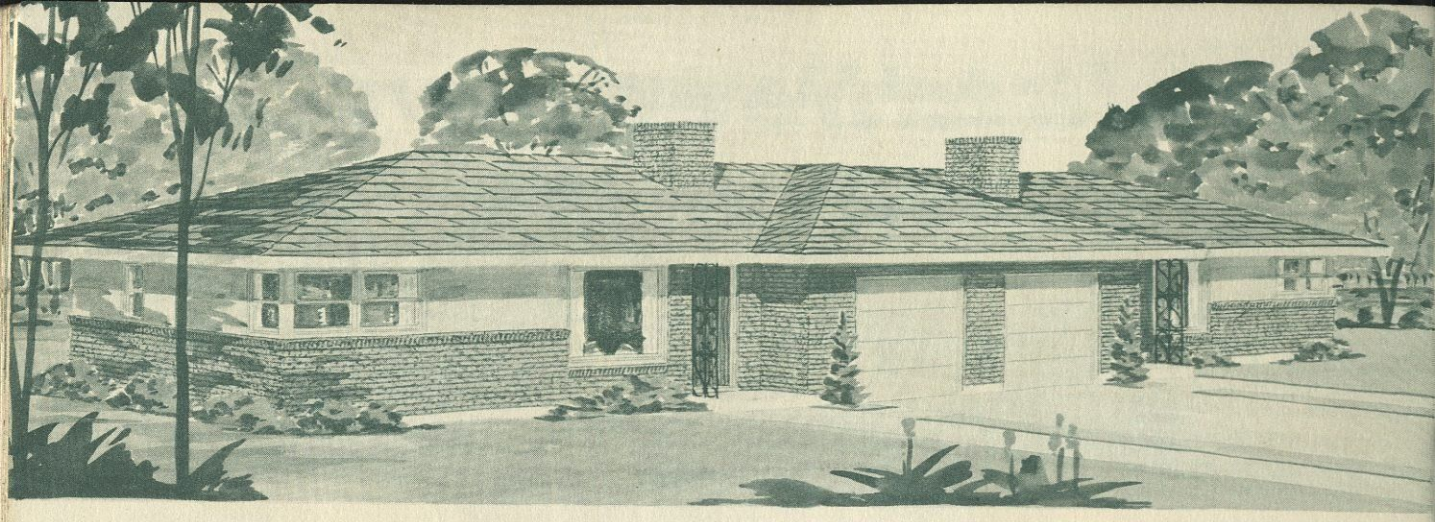
.....an economical gable.....

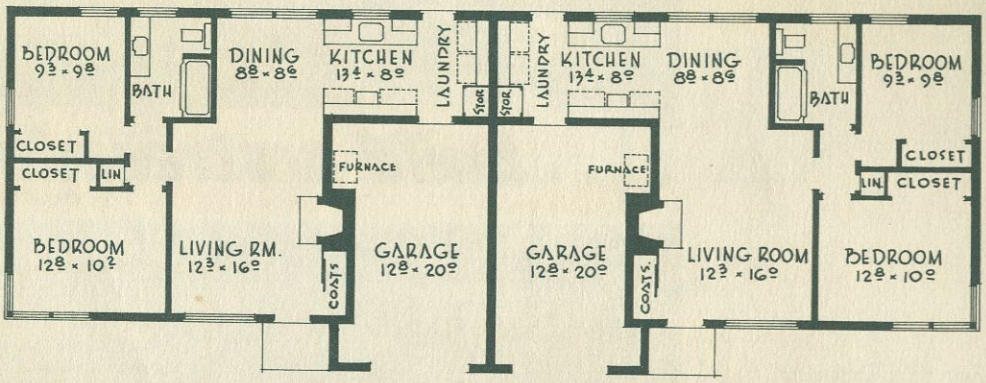
For This Exterior with Basement order PLAN 518-4

For This Exterior without Basement order PLAN 518-4A



.....or add a little brick.

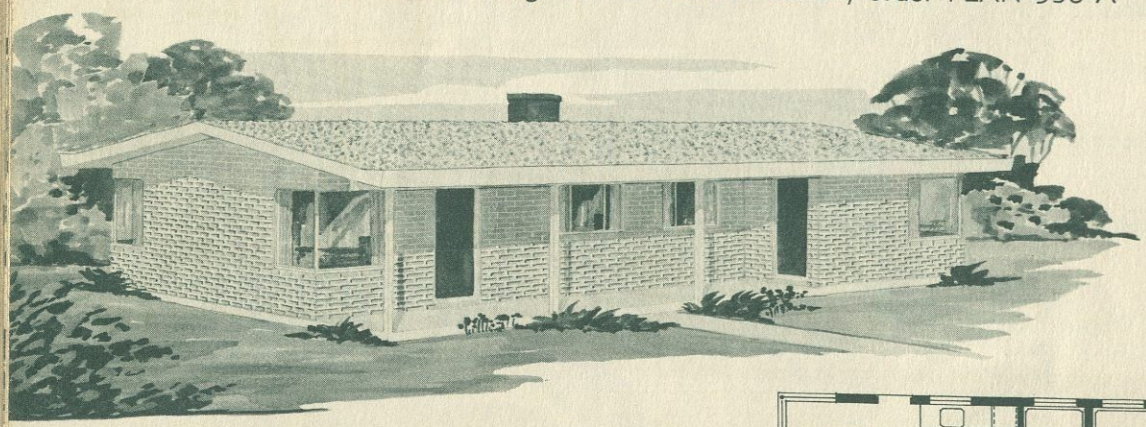


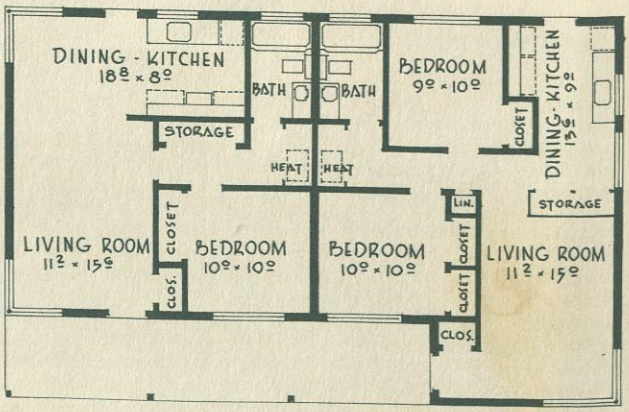


PLAN 536

Width 79′-4″
Depth 30′-0″
1818 Square Feet

The Plan above is available in three different types of construction
For Block Masonry Construction, order PLAN MA-536
For Brick Veneer on Frame Construction, order PLAN BA-536
For Wood Siding on Frame Construction, order PLAN 536-A

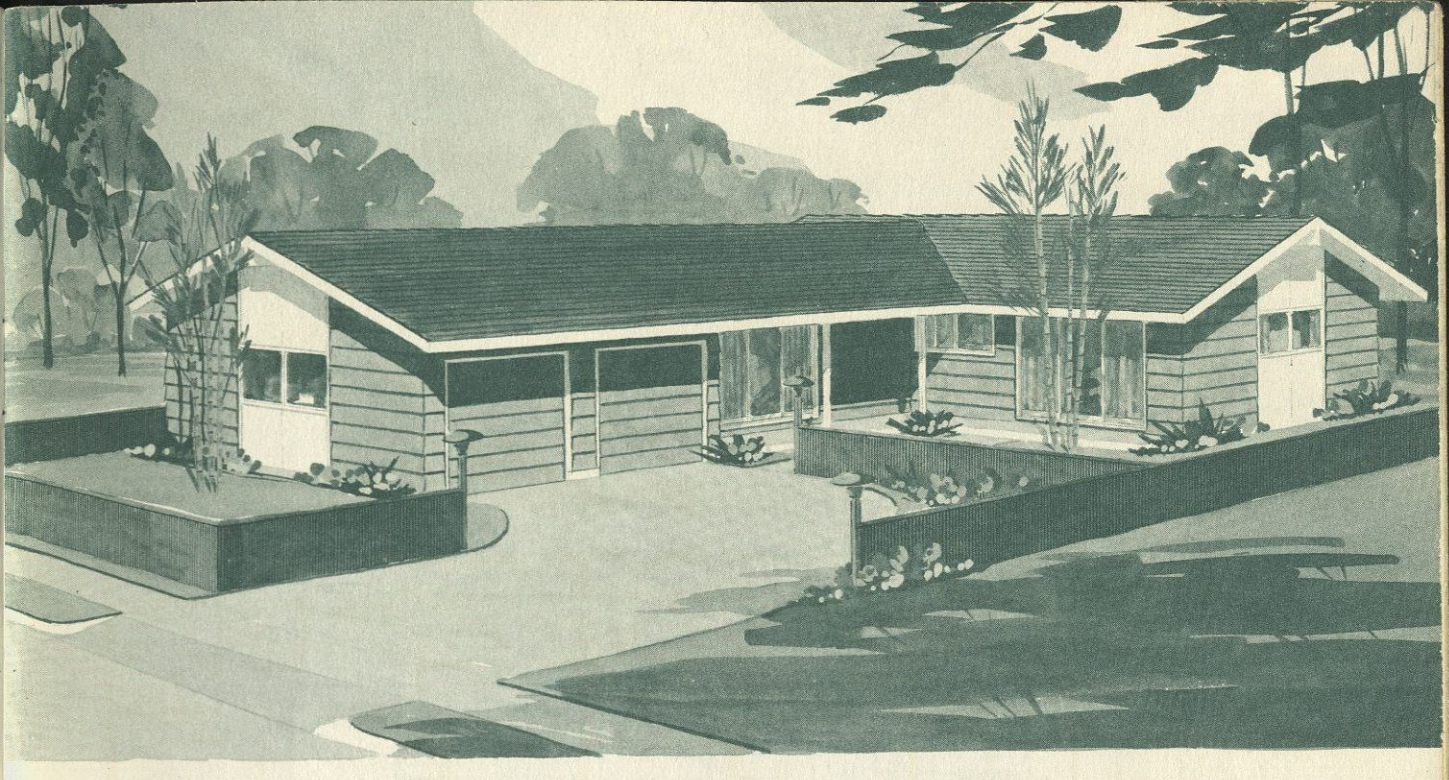


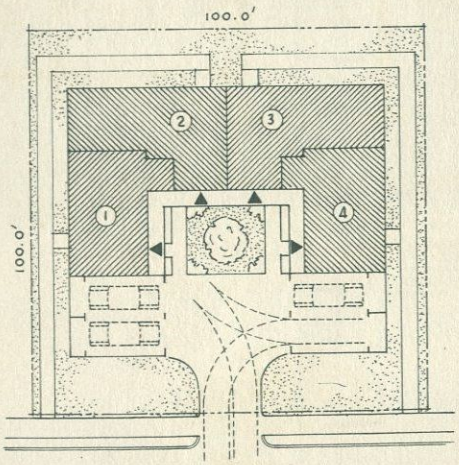


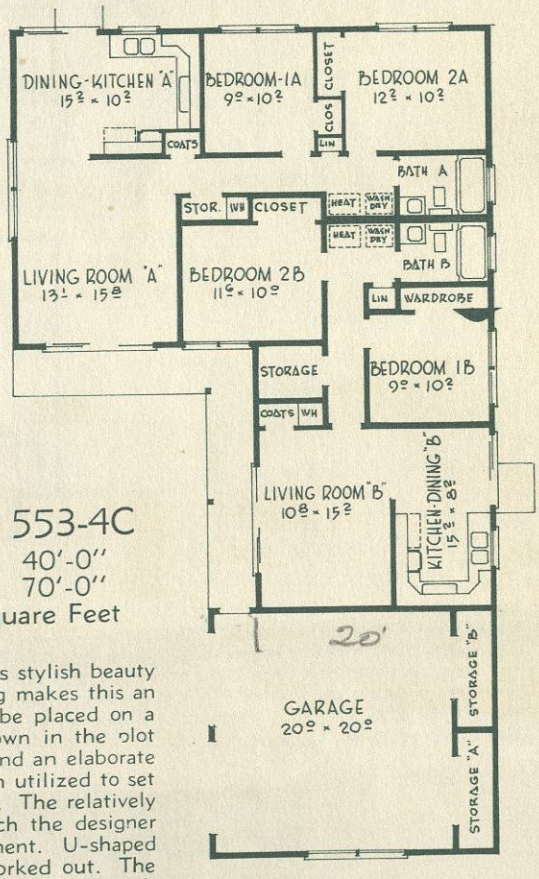
PLAN 537

Width 50′-0″
Depth 32′-0″
1370 Square Feet

For this Plan in Block Masonry Construction
order PLAN MA-537
For this Plan with Brick Veneer on Frame Construction
order PLAN BA-537
For this Plan with Wood Siding on Frame Construction
order PLAN 537-A



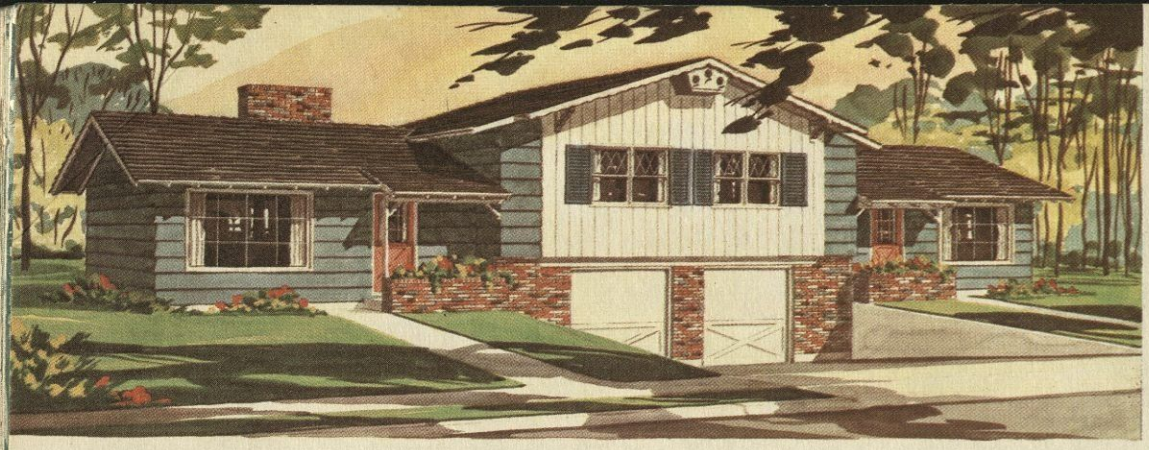




PLAN 553-4C

Width 40'-0"
Depth 70'-0"
1530 Square Feet

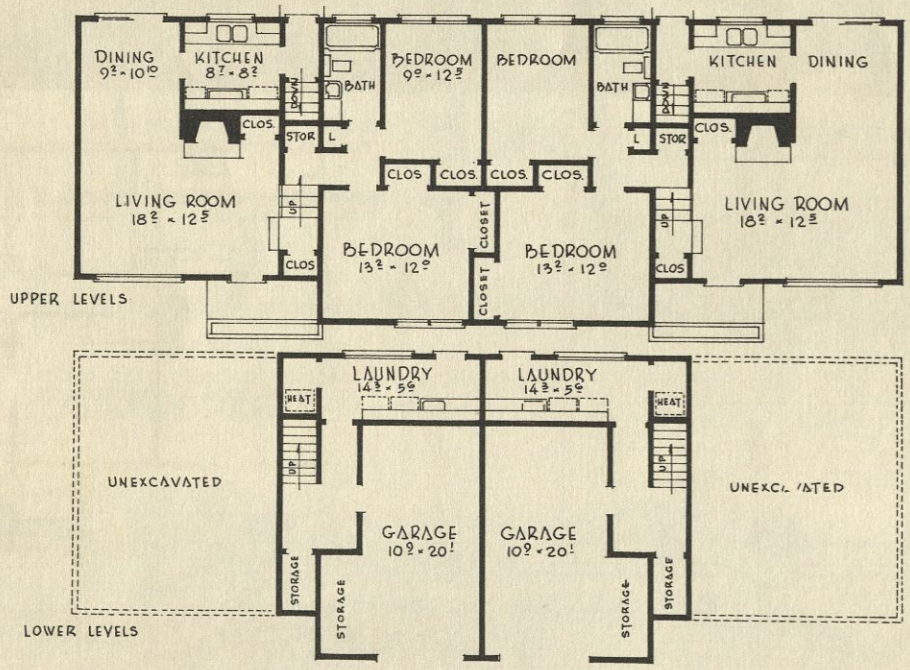
L-shaped living with a curved driveway and an attractive entry court make this stylish beauty stand out among duplex designs. The residential quality of the exterior styling makes this an appropriate selection for any district. To top everything, plan 553-4C can be placed on a minimum sized, 50x100 city lot. Combined with its reverse version as shown in the plot plan above, the entire fourplex can be located on a 100x100 site, walkways and an elaborate entrance courtyard included. Sliding entrance doors, front and rear, have been utilized to set the pace for an atmosphere of informal living in this interesting duplex design. The relatively compact floor area of 1,530 square feet of space shows the skill with which the designer utilized his talents in planning the interior of this completely livable apartment. U-shaped kitchen planning is evidence of the care with which the arrangement was worked out. The kitchen layout allows the utmost in efficiency for meal preparation without interfering with the traffic pattern or table setting. Likewise placement of the laundry facilities is another gem of interior planning. In locating the combination washer-dryer next to the bathroom-bedroom area, the designer is keeping the laundry near the source of items to be laundered. Once washed and dried, much of the clean linen can be stored across the hall in the linen closet or in the adjoining bedrooms. Separate heating units for each apartment are tucked away in the laundry alcove. The water heater occupies an inconspicuous corner of the guest or storage closet. Backing up laundry and bathroom facilities simplifies plumbing and thereby reduces costs for the builder. Together with the alternate versions of this plan offered on pages 4 and 5 of this brochure, we feel certain that plan 553 will be on the duplex design "hit parade".



For this Exterior
with Full Basement
order PLAN 551-1

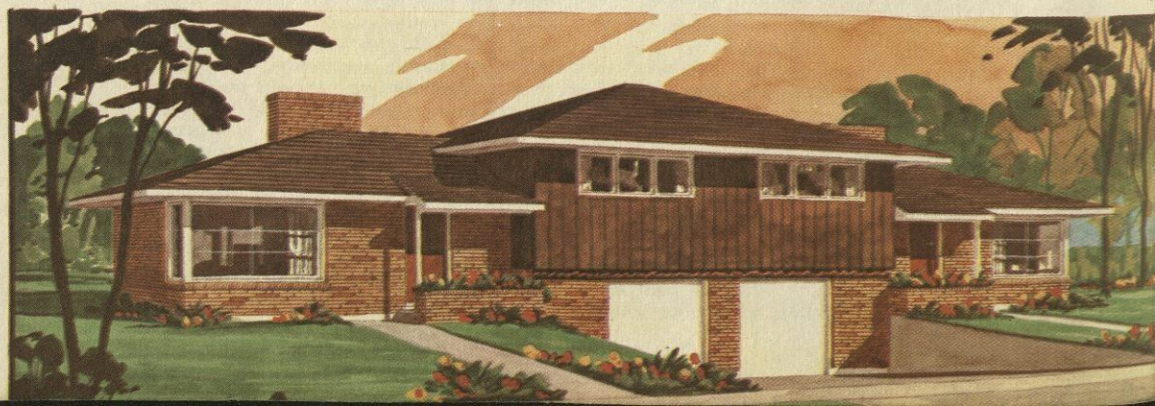
For Exterior Above Order
PLAN 551-1A
Width 74'-0"
Depth 28'-0"
1896 Square Feet

A split-level duplex! That's the story of plan 551, and it's based on the most popular split-level home design of all time. Here at last the modern demand for zoned living is answered in a duplex. The living area with kitchen and dining room is located on the main floor. Sleeping quarters and bathroom are half a flight above, yet secluded and quiet. Half a flight below the main level is the basement with laundry facilities, furnace room, garage and storage space. Plan 551-1A as pictured above shows the cottage styling which has captured the public's imagination. Gable roof with a bedroom dormer, horizontal and vertical siding and brick trim are vital in this design.



For those who prefer the hip roof ranch style version, there's plan 551-2A as shown below. Brick veneer and vertical siding have been blended in this tastefully styled rambler. The same basic interior ingredients are in evidence. The front entry with access to either the living area or bedroom wing serves as an excellent traffic divider. The fireplace wall provides a center of interest in the spacious living room. Versatility is the keynote of the dining area, allowing room for simple family meals or offering expansion space into the living room for larger groups on special occasions such as the holiday season.

For Exterior Below Order
PLAN 551-2A
Width 74'-0"
Depth 28'-0"
1896 Square Feet



For this Exterior
with Full Basement
order PLAN 551-2

85 Multiple Family Homes

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HOME BUILDING PLAN SERVICE
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PORTLAND 12, OREGON
TELEPHONE BE 4-9327

Please send to the name and address shown below.

working blueprints for Plan Number.....

( ) priced at $ 50.00

My plan is ( ) priced at $ 75.00.....$.....

( ) priced at $100.00

For this base price I understand that I will receive four copies of working blueprints. In addition to these blueprints, I wish to order the following special services available to me only with an order for blueprints.

Itemized list of materials for constructing building, $10.00 $.....

Specifications (see information inside cover), $5.00....$.....

If you require plans reversed and for end, add $10.00...$.....

( ) Extra sets of plans at $10.00 per set.....$.....

Note: Extra sets must be requested at the time of the original order.

I enclose payment for the services indicated in the amount of.....TOTAL $.....

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DATE.....TELEPHONE.....

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in the amount of.....TOTAL $.....

NAME.....

ADDRESS.....

CITY.....STATE.....

DATE.....TELEPHONE.....

BEN H. HAZEN
CHAIRMAN
EXECUTIVE COMMITTEE

Ben Franklin
FEDERAL SAVINGS AND LOAN ASSOCIATION
PORTLAND, OREGON

800 S. W. Alder St.
(5)

via Nice, France
Nov. 29, 1959

Mr. R. C. Rittenour
Home Building Plan Service
2454 N. E. Sandy Blvd
Portland, Oregon

Dear Mr. Rittenour:

I am delighted to learn that Home Building Plan Service is to publish a new plan book. Your method fills a gap which architects cannot afford to fill, and at a low cost and sound design, so important to any structure.

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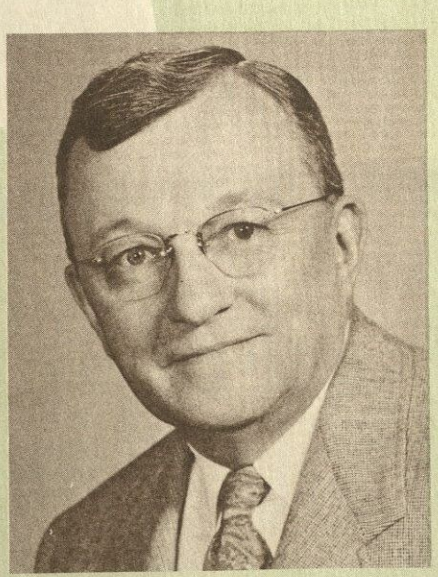
Sincerely,

Ben H. Hazen

Ben H. Hazen
Chairman
Executive Committee

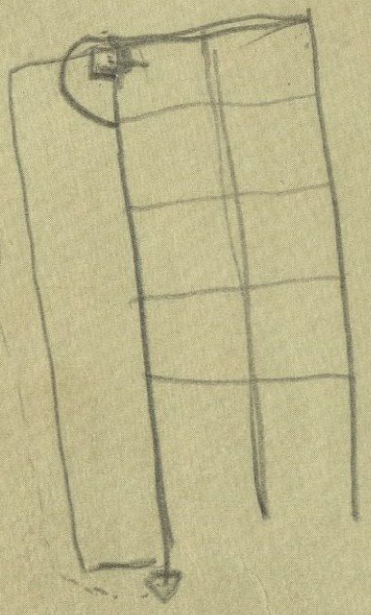
BHH:m



Mr. Ben Hazen, Chairman of Executive Committee, Benjamin Franklin Federal Savings and Loan Association, and many other savings and loan executives have indicated a long felt need for this book of modern, distinctive plans with excellent investment potentials.

3-4-6-14-19-

50' 58'



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